

403/77 Village Way, Maribyrnong Vic 3032



2 Bed 1 Bath 2 Car
Property Type: Apartment
Indicative Selling Price
 \$450,000
Median House Price
 Year ending September 2024:
 \$517,000

Comparable Properties



4/52 Wests Road, Maribyrnong 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$420,000
Method: Sold Before Auction
Date: 06/12/2024
Rooms: 3
Property Type: Townhouse (Res)
Agent Comments: Comparable two bedroom accommodation, inferior balcony and car space



39 Cavalry Circuit, Maribyrnong 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$470,000
Method: Private Sale
Date: 20/09/2024
Property Type: Apartment
Agent Comments: Comparable two bedroom apartment, inferior balcony



35/8 Crefden Street, Maidstone 3012 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$413,000
Method: Private Sale
Date: 22/07/2024
Property Type: Unit
Agent Comments: Comparable two bedroom apartment, inferior parking spaces

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

403/77 Village Way, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$450,000

Median sale price

Median price

\$517,000

Unit

x

Suburb

Maribyrnong

Period - From

01/10/2023

to

30/09/2024

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/52 Wests Road, MARIBYRNONG 3032	\$420,000	06/12/2024
39 Cavalry Circuit, MARIBYRNONG 3032	\$470,000	20/09/2024
35/8 Crefden Street, MAIDSTONE 3012	\$413,000	22/07/2024

This Statement of Information was prepared on:

12/12/2024 16:10