

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

412/77 VILLAGE WAY MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

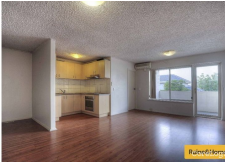
Date of sale

11/97 RALEIGH ROAD MARIBYRNONG VIC 3032	\$363,000	27-May-24
106/60 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$360,000	28-Jun-24
104/58 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$383,000	07-Feb-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 July 2024



**11/97 RALEIGH ROAD
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price ^{RS} **\$363,000** Sold Date **27-May-24**

Distance **0.96km**



**106/60 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  1  -

Sold Price ^{RS} **\$360,000** Sold Date **28-Jun-24**

Distance **1.59km**



**104/58 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$383,000** Sold Date **07-Feb-24**

Distance **1.54km**

RS = Recent sale **UN** = Undisclosed Sale

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