

## 204/77 Village Way, Maribyrnong Vic 3032



**2 Bed 1 Bath 2 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$375,000  
**Median House Price**  
 Year ending March 2024: \$520,000

### Comparable Properties



**5/8 Newstead Street, Maribyrnong 3032 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 14/04/2024  
**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments:** Two bedroom apartment located in an older style block. Freshly presented.



**9/10 Middle Road, Maribyrnong 3032 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 06/04/2024  
**Rooms:** 3  
**Property Type:** Flat  
**Agent Comments:** Two bedroom apartment in older style block. Freshly presented.



**17/4 Crefden Street, Maidstone 3012 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$378,000  
**Method:** Private Sale  
**Date:** 06/04/2024  
**Property Type:** Unit  
**Agent Comments:** Modern two bedroom apartment, inferior location

## 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 204/77 Village Way, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$375,000

#### Median sale price

Median price \$520,000 Unit x Suburb Maribyrnong

Period - From 01/04/2023 to 31/03/2024 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
5/8 Newstead Street, MARIBYRNONG 3032	\$420,000	14/04/2024
9/10 Middle Road, MARIBYRNONG 3032	\$410,000	06/04/2024
17/4 Crefden Street, MAIDSTONE 3012	\$378,000	06/04/2024

This Statement of Information was prepared on: 09/08/2024