

403/77 Village Way Maribyrnong Vic 3032



2 Beds 1 Bath 2 Cars
Property Type: Apartment

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
March Quarter 2017: \$510,000

Comparable Properties



205/54 La Scala Avenue, Maribyrnong 3032

2 Beds 1 Bath 1 Car

Price: \$472,000

Method: Private Sale

Date: 16/05/2017

Property Type: Apartment

Agent Comments: Quality features/finishes across 2 bedrooms. Impressive outlook but no city views. Central bathroom, no separate laundry. Car space + storage. Comparable property.



107 Gatehouse Place, Maribyrnong 3032 (REI)

2 Beds 1 Bath 1 Car

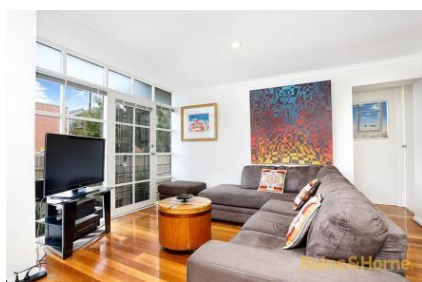
Price: \$450,000

Method: Sold Before Auction

Date: 12/05/2017

Property Type: Apartment

Agent Comments: Single level apartment. Timber floors and stone benches. Open plan spaces. No balcony with city views. Car park with storage. Inferior property.



8 Parade Square, Maribyrnong 3032 (REI)

2 Beds 1 Bath 1 Car

Price: \$431,000

Method: Auction Sale

Date: 8/04/2017

Property Type: Townhouse (Res)

Agent Comments: Single level, ground entry. Timber floors and laminate kitchen. 1 car space. Older style building. Inferior in my opinion.

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$510,000

unit

X

Suburb
or locality

Maribyrnong

Period - From

01/01/2017

to

31/03/2017

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
205/4 La Scala Avenue, Maribyrnong 3032	\$472,000	16/05/2017
107 Gatehouse Place, Maribyrnong	\$450,000	12/05/2017
8 Parade Square, Maribyrnong	\$431,000	8/04/2017