

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 213/77 Village Way, Maribyrnong, VIC 3032

Indicative selling price

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

Price Range

\$380,000

&

\$399,990

Median sale price

Median price

\$450,000

Property Type

House

Suburb

Maribyrnong (3032)

Period - From

27/11/2023

to

27/11/2024

Source

realestate.com.au

Comparable property sales

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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
201/77 VILLAGE WAY, MARIBYRNONG VIC 3032	\$380,000	08/11/2024
204/77 VILLAGE WAY, MARIBYRNONG VIC 3032	\$360,000	23/08/2024
412/77 VILLAGE WAY, MARIBYRNONG VIC 3032	\$391,000	23/07/2024

This Statement of Information was prepared on: 13/01/2025