

2/12 Navigator Street, Maribyrnong Vic 3032



1 bed 1 bath 1 car

**Rooms:**  
**Property Type:** Unit  
**Land Size:**  
**Agent Comments**

**Indicative Selling Price**  
\$279,000  
**Median Unit Price**  
March quarter 2017: \$510,000

## Comparable Properties



**1/50 Middle Rd MARIBYRNONG 3032 (REI/VG)**

1 bed 1 bath 1 car

**Agent Comments**

Grounds floor, also has a courtyard off the living space.

**Price:** \$270,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2017  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:**



**6/4 Mcphail St ESSENDON 3040 (VG)**

1 bed - bath - car

**Agent Comments**

No courtyard, similar condition internally with ensuite bathroom.

**Price:** \$265,000  
**Method:** Sale  
**Date:** 01/02/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat  
**Land Size:**



**1/97-99 Raleigh Rd MARIBYRNONG 3032 (REI/VG)**

1 bed 1 bath 1 car

**Agent Comments**

Close proximity to subject property, similar size and accommodation.

**Price:** \$277,500  
**Method:** Auction Sale  
**Date:** 28/11/2016  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:**

## 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

2/12 Navigator Street, Maribyrnong Vic 3032

#### Indicative selling price

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

Single price

\$279,000

#### Median sale price

Median price

\$510,000

Unit

X

Suburb

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 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
1/50 Middle Rd MARIBYRNONG 3032	\$270,000	15/02/2017
6/4 Mcphail St ESSENDON 3040	\$265,000	01/02/2017
1/97-99 Raleigh Rd MARIBYRNONG 3032	\$277,500	28/11/2016