

109/5 Ordnance Reserve, Maribyrnong Vic 3032



2 Bed 3 Bath 2 Car
Property Type: Apartment
Rooms: 4
Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 Year ending March 2020: \$527,000
Agent Comments: Ground floor apartment with private courtyard. 2 car parking spaces on title.

Comparable Properties



205/7 Ordnance Reserve, Maribyrnong 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$560,000
Method: Private Sale
Date: 27/12/2019
Property Type: Apartment
Agent Comments: Inferior size being a 2 bedroom. Superior in presentation with newer property with more modern renovation.



10/9 Grandview Avenue, Maribyrnong 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$535,000
Method: Private Sale
Date: 06/12/2019
Rooms: 3
Property Type: Apartment
Agent Comments: Inferior in size being a 2 bedroom. Comparable in presentation nicely renovated townhouse in a smaller development. Dose have garage as opposed to car park spaces.



18/2 Horizon Drive, Maribyrnong 3032 (REI/VG)
2 Bed 2 Bath 2 Car
Price: \$ 480,000
Method: Private Sale
Date: 16/03/2020
Property Type: Apartment
Agent Comments: Inferior size being a 2 bedroom. Secure parking and city views. Superior location due only to the city view.

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

109/5 Ordnance Reserve, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$527,000

Unit

x

Suburb

Maribyrnong

Period - From

01/04/2019

to

31/03/2020

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
205/7 Ordnance Reserve, MARIBYRNONG 3032	\$560,000	27/12/2019
10/9 Grandview Avenue, MARIBYRNONG 3032	\$535,000	06/12/2019
18/2 Horizon Drive, MARIBYRNONG 3032	\$480,000	16/03/2020

This Statement of Information was prepared on:

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