

## 303/77 Village Way, Maribyrnong Vic 3032



**2 Bed 1 Bath 2 Car**

**Property Type:** Apartment

**Land Size:** 62m<sup>2</sup> approx

**Indicative Selling Price**

\$374,950

**Median House Price**

Year ending September 2017: \$495,000

### Comparable Properties

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**218/5 Ordinance Reserve, Maribyrnong 3032 (REI)**

**2 Bed 1 Bath 2 Car**

**Price:** \$372,000

**Method:** Sold Before Auction

**Date:** 14/09/2017

**Property Type:** Apartment

**Agent Comments:** Building B of same complex and presents identically. Laminate kitchen and floorboards and the two car parks are tandem. Direct comparable.

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**7/8 Clyde Street, Maribyrnong 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$370,000

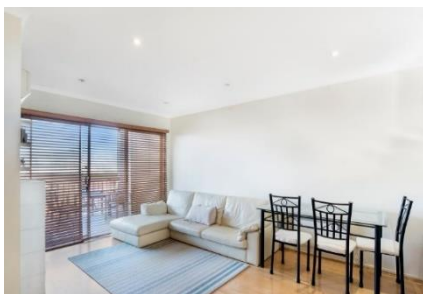
**Method:** Private Sale

**Date:** 28/09/2017

**Property Type:** Unit

**Agent Comments:** Dated interior and building with no balcony. Only a single car spot and not secure.

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**18/4 Wests Road, Maribyrnong 3032 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$353,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Property Type:** Apartment

**Agent Comments:** Secure building with bright filled spaces and an updated kitchen. Only single car space and further from public transport options.

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## 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

303/77 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

\$374,950

#### Median sale price

Median price

\$495,000

Unit

X

Suburb

Maribyrnong

Period - From

11/05/2017

to

09/11/2017

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
218/5 Ordnance Reserve, MARIBYRNONG 3032	\$372,000	14/09/2017
7/8 Clyde Street, MARIBYRNONG 3032	\$370,000	28/09/2017
18/4 Wests Road, MARIBYRNONG 3032	\$353,000	27/05/2017