

203/7 Ordnance Reserve, Maribyrnong Vic 3032



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$480,000 - \$520,000
Median House Price
 March quarter 2024: \$537,500

Comparable Properties



37/2 Horizon Drive, Maribyrnong 3032 (REI/VG)
2 Bed 2 Bath 2 Car
Price: \$530,000
Method: Private Sale
Date: 08/03/2024
Property Type: Apartment
Agent Comments: Superior floor plan with 2 bedrooms, inferior block with more apartments comparable finishes, comparable location



308/8 Horizon Drive, Maribyrnong 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$500,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment
Agent Comments: Comparable size, superior floor plan, comparable presentation



207B/2 Wests Road, Maribyrnong 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$480,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment
Agent Comments: superior finishes newer block comparable location

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

203/7 Ordnance Reserve, Maribyrnong Vic 3032
--

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$537,500 Unit x Suburb Maribyrnong

Period - From 01/01/2024 to 31/03/2024 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
37/2 Horizon Drive, MARIBYRNONG 3032	\$530,000	08/03/2024
308/8 Horizon Drive, MARIBYRNONG 3032	\$500,000	15/03/2024
207B/2 Wests Road, MARIBYRNONG 3032	\$480,000	18/03/2024

This Statement of Information was prepared on:

12/06/2024 16:02