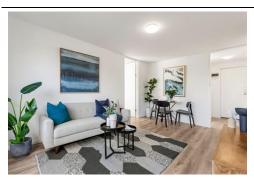
## 204/77 Village Way, Maribyrnong Vic 3032



2 Bed 1 Bath 2 Car Property Type: Apartment Indicative Selling Price \$380,000 - \$415,000 Median House Price Year ending March 2024: \$520,000

## **Comparable Properties**



5/8 Newstead Street, Maribyrnong 3032 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$420,000 Method: Private Sale Date: 14/04/2024

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments:** Two bedroom apartment located in an

older style block. Freshly presented.



9/10 Middle Road, Maribyrnong 3032 (REI)

2 Bed 1 Bath 1 Car Price: \$410,000 Method: Private Sale Date: 06/04/2024 Rooms: 3

Property Type: Flat

**Agent Comments:** Two bedroom apartment in older style

block. Freshly presented.



17/4 Crefden Street, Maidstone 3012 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$378,000 Method: Private Sale Date: 06/04/2024 Property Type: Unit

Agent Comments: Modern two bedroom apartment,

inferior 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

	Pro	pertv	offered	for	sale
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Address	
Including suburb or	204/77 Village Way, Maribyrnong Vic 3032
locality and postcode	

### **Indicative selling price**

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

Range between	\$380,000	&	\$415,000
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#### Median sale price

Suic price							
Median price	\$520,000		Unit x	Suburb	Mariby	rnong	
Period - From	01/04/2023	to	31/03/2024	S	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
5/8 Newstead Street, MARIBYRNONG 3032	\$420,000	14/04/2024
9/10 Middle Road, MARIBYRNONG 3032	\$410,000	06/04/2024
17/4 Crefden Street, MAIDSTONE 3012	\$378,000	06/04/2024

This Statement of Information was prepared on: 28/05/2024 12:18

