## 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

407/77 Village Way, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$360,000		&		\$380,000			
Median sale price								
Median price	\$500,000	Pro	operty Type	Unit			Suburb	Maribyrnong
Period - From	15/07/2024	to	14/07/2025		So	urce	Property	/ Data

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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.

Ad	Address of comparable property		Date of sale
1	2/38 Middle Rd MARIBYRNONG 3032	\$396,000	04/07/2025
2	213/77 Village Way MARIBYRNONG 3032	\$385,000	04/04/2025
3	207/77 Village Way MARIBYRNONG 3032	\$370,000	10/03/2025

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/07/2025 09:56









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$360,000 - \$380,000 Median Unit Price 15/07/2024 - 14/07/2025: \$500,000

# **Comparable Properties**

	2/38 Middle Rd MARIBYRNONG 3032 (REI) 2 1 2 1 Price: \$396,000 Method: Private Sale Date: 04/07/2025 Property Type: Apartment	Agent Comments
	213/77 Village Way MARIBYRNONG 3032 (REI) 2 1 2 1 1 Price: \$385,000 Method: Private Sale Date: 04/04/2025 Property Type: Apartment	Agent Comments
Eline Sterre	207/77 Village Way MARIBYRNONG 3032 (REI) 2 1 2 2 Price: \$370,000 Method: Private Sale Date: 10/03/2025 Property Type: Apartment	Agent Comments

#### Account - Biggin & Scott | P: 03 9317 5577



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