

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

28 Blair Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$700,000

Property Type

Townhouse

Suburb

Maribyrnong

Period - From

29/08/2021

to

28/08/2022

Source

REIV

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.

	Address of comparable property	Price	Date of sale
1	96 Kynoch La MARIBYRNONG 3032	\$617,000	05/03/2022
2	2 Sentry PI MARIBYRNONG 3032	\$610,000	20/03/2022
3	2/40 Middle Rd MARIBYRNONG 3032	\$587,000	28/07/2022

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:

29/08/2022 09:21



3
 1
 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$585,000

Median Townhouse Price

29/08/2021 - 28/08/2022: \$700,000

Comparable Properties



96 Kynoch La MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$617,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)



2 Sentry PI MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 2

Price: \$610,000

Method: Private Sale

Date: 20/03/2022

Rooms: 3

Property Type: Townhouse (Res)



2/40 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$587,000

Method: Private Sale

Date: 28/07/2022

Rooms: 3

Property Type: Townhouse (Res)