## 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

23 Bloomfield Avenue, Maribyrnong Vic 3032

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,500,000		&		\$1,550,000				
Median sale price									
Median price	\$1,288,888	Pro	Property Type		House		Suburb	Maribyrnong	
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8 Anglers Way MARIBYRNONG 3032	\$1,485,000	27/03/2021
2	17 Pridham St MARIBYRNONG 3032	\$1,406,000	27/02/2021
3			

OR

**B**<sup>\*</sup> 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:

29/06/2021 13:23



hockingstuart



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Property Type: House (Previously Occupied - Detached) Land Size: 929 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,550,000 Median House Price March quarter 2021: \$1,288,888

Home positioned within walking distance to Highpoint Shopping Centre, Trams, Buses & Parklands.

# **Comparable Properties**

8 Anglers Way MARIBYRNONG 3032 (REI/VG) 4 1 1 1 Price: \$1,485,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Land Size: 720 sqm approx	Agent Comments much smaller block, on a flood zone
17 Pridham St MARIBYRNONG 3032 (REI) 3 1 2 Price: \$1,406,000 Method: Auction Sale Date: 27/02/2021 Rooms: 4 Property Type: House (Res) Land Size: 695 sqm approx	Agent Comments much smaller block

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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.