

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,288,888

Property Type House

Suburb Maribyrnong

Period - From 01/01/2021

to

31/03/2021

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	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* 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



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)

Agent Comments



much smaller block, on a flood zone

Price: \$1,485,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 720 sqm approx



17 Pridham St MARIBYRNONG 3032 (REI)

Agent Comments



much smaller block

Price: \$1,406,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 4

Property Type: House (Res)

Land Size: 695 sqm approx

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.