

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

1/8 Bloomfield Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$514,000

House

Unit

X

Suburb

Maribyrnong

Period - From 01/01/2018

to

31/03/2018

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	24 Lillardia Av MARIBYRNONG 3032	\$827,000	15/01/2018
2	3 Rylie La MARIBYRNONG 3032	\$765,000	08/02/2018
3	22 Kynoch La MARIBYRNONG 3032	\$706,000	19/05/2018

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.



3 2 1+

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
March quarter 2018: \$514,000

Comparable Properties



24 Lilardia Av MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$827,000
Method: Private Sale
Date: 15/01/2018
Rooms: 6
Property Type: Townhouse (Res)



3 Rylie La MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$765,000
Method: Sold Before Auction
Date: 08/02/2018
Rooms: 5
Property Type: Townhouse (Res)



22 Kynoch La MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$706,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 5
Property Type: Townhouse (Res)