

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$595,000

### Median sale price

Median price \$547,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/10/2021

to 31/12/2021

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	6/52 Omar St MAIDSTONE 3012	\$600,000	25/01/2022
2	86 Blair St MARIBYRNONG 3032	\$580,000	15/10/2021
3	12/3-5 Grandview Av MARIBYRNONG 3032	\$560,000	01/09/2021

**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:

28/02/2022 11:31



3 1

**Property Type:** House (Res)  
**Land Size:** 54 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$550,000 - \$595,000

**Median Unit Price**

December quarter 2021: \$547,000

## Comparable Properties

**6/52 Omar St MAIDSTONE 3012 (REI)**

Agent Comments

2 1 1

**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 25/01/2022

**Property Type:** Townhouse (Res)



**86 Blair St MARIBYRNONG 3032 (REI)**

Agent Comments

3 2 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 15/10/2021

**Property Type:** Townhouse (Single)



**12/3-5 Grandview Av MARIBYRNONG 3032 (REI)**

Agent Comments

2 1 1

**Price:** \$560,000

**Method:** Sold Before Auction

**Date:** 01/09/2021

**Property Type:** Townhouse (Res)