

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

1/34 Bloomfield Avenue Maribyrnong VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 3/10 Bloomfield Avenue Maribyrnong VIC 3032 | \$852,000 | 06-Jul-19 |
| 1/1A Barb Street Maribyrnong VIC 3032 | \$800,000 | 22-Jan-21 |
| 809/68 Wests Road Maribyrnong VIC 3032 | \$837,000 | 21-May-20 |

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 6 months.~~

This Statement of Information was prepared on: 11 March 2021



**3/10 Bloomfield Avenue
Maribyrnong VIC 3032**

3
 2
 1

Sold Price **\$852,000** Sold Date **06-Jul-19**

Distance **0.19km**



**1/1A Barb Street Maribyrnong VIC
3032**

3
 1
 2

Sold Price ^{RS} **\$800,000** Sold Date **22-Jan-21**

Distance **0.26km**



**809/68 Wests Road Maribyrnong
VIC 3032**

2
 2
 3

Sold Price **\$837,000** Sold Date **21-May-20**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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