

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 61 Bloomfield Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Maribyrnong

Period - From 01/07/2024 to 30/09/2024 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	48 Allan St ABERFELDIE 3040	\$1,400,000	23/05/2024
2	33 River St MARIBYRNONG 3032	\$1,400,000	14/05/2024
3	68 Rosamond Rd MARIBYRNONG 3032	\$1,475,000	04/05/2024

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: 16/10/2024 15:14



3 1 2

Property Type: House (Res)

Land Size: 489 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2024: \$1,220,000

Comparable Properties



48 Allan St ABERFELDIE 3040 (REI)

Agent Comments

2 1 1

Price: \$1,400,000

Method: Private Sale

Date: 23/05/2024

Property Type: House (Res)



33 River St MARIBYRNONG 3032 (REI)

Agent Comments

6 3 3

Price: \$1,400,000

Method: Private Sale

Date: 14/05/2024

Property Type: House

Land Size: 600 sqm approx



68 Rosamond Rd MARIBYRNONG 3032 (REI)

Agent Comments

4 2 4

Price: \$1,475,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 515 sqm approx

Account - Biggin & Scott | P: 03 9317 5577