

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

2/11 Bloomfield Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$999,999

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2020

to

31/12/2020

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	2/2 Gordon St MARIBYRNONG 3032	\$830,000	11/01/2021
2	54 Central Park Av MARIBYRNONG 3032	\$820,000	01/12/2020
3	105/20 Pier La MARIBYRNONG 3032	\$780,500	05/01/2021

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:

20/01/2021 15:26



3 2 0

Property Type: Unit
Land Size: 175.690994262695
 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$830,000
Median House Price
 December quarter 2020: \$999,999

Comparable Properties



2/2 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$830,000
Method: Private Sale
Date: 11/01/2021
Property Type: Townhouse (Single)

54 Central Park Av MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 01/12/2020
Property Type: House

105/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$780,500
Method: Private Sale
Date: 05/01/2021
Rooms: 6
Property Type: Flat/Unit/Apartment (Res)