# 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

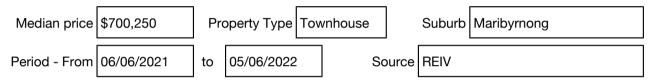
3/14 Bloomfield Avenue, Maribyrnong Vic 3032

## Indicative selling price

	consumer.vic.gov.a	

Single price \$720,000

#### Median sale price



## 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	54 Bloomfield Av MARIBYRNONG 3032	\$1,250,000	26/03/2022
2	60 Wests Rd MARIBYRNONG 3032	\$770,000	29/04/2022
3	4/17 Belvedere CI MARIBYRNONG 3032	\$760,000	09/04/2022

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:

06/06/2022 17:25









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$720,000 Median Townhouse Price 06/06/2021 - 05/06/2022: \$700,250

# **Comparable Properties**



54 Bloomfield Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$1,250,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Land Size: 654 sqm approx



60 Wests Rd MARIBYRNONG 3032 (REI)



Price: \$770,000 Method: Sold Before Auction Date: 29/04/2022 Property Type: Townhouse (Res)

4/17 Belvedere CI MARIBYRNONG 3032 (REI) Agent Comments

Agent Comments



Price: \$760,000 Method: Auction Sale Date: 09/04/2022 Property Type: Townhouse (Res)

#### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



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