

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

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

Single price

\$720,000

Median sale price

Median price

\$700,250

Property Type

Townhouse

Suburb

Maribyrnong

Period - From

06/06/2021

to

05/06/2022

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	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 Cl 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



3 1 2

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

4 3 2

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)

Agent Comments

3 2 1

Price: \$770,000

Method: Sold Before Auction

Date: 29/04/2022

Property Type: Townhouse (Res)

4/17 Belvedere CI MARIBYRNONG 3032 (REI)

Agent Comments

3 1 1

Price: \$760,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Res)

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