

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

58 BLAIR STREET 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,049

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

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

5 SENTRY PLACE MARIBYRNONG VIC 3032	\$725,000	13-Sep-24
16 WATERFORD AVENUE MARIBYRNONG VIC 3032	\$790,000	02-Nov-24
18 WAPITI STREET MARIBYRNONG VIC 3032	\$800,000	05-Dec-24

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: 03 February 2025



**5 SENTRY PLACE MARIBYRNONG
VIC 3032**

 3  3  1

Sold Price **\$725,000** Sold Date **13-Sep-24**

Distance **0.13km**

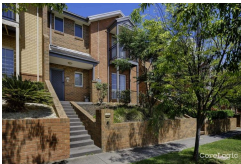


**16 WATERFORD AVENUE
MARIBYRNONG VIC 3032**

 3  2  2

Sold Price **\$790,000** Sold Date **02-Nov-24**

Distance **0.2km**



**18 WAPITI STREET MARIBYRNONG
VIC 3032**

 3  2  2

Sold Price **\$800,000** Sold Date **05-Dec-24**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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