

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

Range between \$750,000 & \$780,000

Median sale price

Median price \$674,000 Property Type Townhouse Suburb Maribyrnong

Period - From 21/02/2021 to 20/02/2022 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	1/2 Barb St MARIBYRNONG 3032	\$785,000	23/10/2021
2	12/39 Warrs Rd MARIBYRNONG 3032	\$760,000	03/11/2021
3	2 Parade Sq MARIBYRNONG 3032	\$745,000	19/02/2022

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:

21/02/2022 10:11



3
 1
 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$780,000

Median Townhouse Price

21/02/2021 - 20/02/2022: \$674,000

Comparable Properties

1/2 Barb St MARIBYRNONG 3032 (REI)

Agent Comments

3
 2
 2

Price: \$785,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Townhouse (Res)



12/39 Warrs Rd MARIBYRNONG 3032 (REI)

Agent Comments

3
 2
 2

Price: \$760,000

Method: Private Sale

Date: 03/11/2021

Property Type: Townhouse (Single)

2 Parade Sq MARIBYRNONG 3032 (REI)

Agent Comments

3
 2
 1

Price: \$745,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

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