

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	72 Blair Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

## Indicative selling price

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

Single price \$690,000

### Median sale price

Median price	\$520,000	Hou	se	Unit	Х	Suburb	Maribyrnong
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

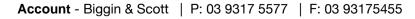
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	3/7 Janson St MAIDSTONE 3012	\$690,000	12/10/2018
2	2/8 Greenham St MAIDSTONE 3012	\$685,000	20/10/2018
3	84 Blair St MARIBYRNONG 3032	\$655,000	17/11/2018

#### 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.







Generated: 03/12/2018 12:33











Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$690,000 **Median Unit Price** Year ending September 2018: \$520,000

# Comparable Properties



3/7 Janson St MAIDSTONE 3012 (REI)





Price: \$690,000

Method: Sold Before Auction

Date: 12/10/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



2/8 Greenham St MAIDSTONE 3012 (REI)







Price: \$685,000

Method: Sold Before Auction

Date: 20/10/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



84 Blair St MARIBYRNONG 3032 (REI)





Price: \$655.000 Method: Auction Sale Date: 17/11/2018

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

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





Generated: 03/12/2018 12:33