## 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 36 Bloomfield Avenue, Maribyrnong Vic 3032 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,250,000 \$1,350,000 &

## Median sale price

Median price	\$1,310,000	Pro	perty Type	House		Suburb	Maribyrnong
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	2 Leopold St MARIBYRNONG 3032	\$1,350,000	18/02/2024
2	437 Buckley St ABERFELDIE 3040	\$1,325,000	07/03/2024
3	1 Pridham St MARIBYRNONG 3032	\$1,300,000	12/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/06/2024 16:18





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MapTiler OpenStreetMap contributors

Property Type: House Land Size: 876 sqm approx

**Agent Comments** 

Weatherboard home, 3 bedrooms 1 bathroom 2 car space on title

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** 

March quarter 2024: \$1,310,000

# Comparable Properties



### 2 Leopold St MARIBYRNONG 3032 (REI)





Price: \$1,350,000 Method: Private Sale Date: 18/02/2024 Property Type: House Land Size: 857 sqm approx

### Agent Comments

Same location, same amount of bedrooms, extra bathroom, weatherboard home



#### 437 Buckley St ABERFELDIE 3040 (REI/VG)





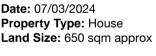


Price: \$1,325,000 Method: Private Sale

#### Agent Comments

land size

Same amount of bedrooms, extra bathroom, superior updated weatherboard home, inferior





#### 1 Pridham St MARIBYRNONG 3032 (REI)





Price: \$1,300,000 Method: Private Sale Date: 12/04/2024 Property Type: House Land Size: 695 sqm approx

#### Agent Comments

Same suburb, same amount of bedrooms/bathroom, similar condition weatherboard home with inferior land size

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