

# 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 36 Bloomfield Avenue, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,310,000 Property 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	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 comparable properties 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



**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  
**Date:** 07/03/2024  
**Property Type:** House  
**Land Size:** 650 sqm approx

**Agent Comments**

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



**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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