

# 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 80 Blair Street, 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 \$600,000 & \$650,000

### Median sale price

Median price \$665,000 Property Type Townhouse Suburb Maribyrnong

Period - From 03/05/2023 to 02/05/2024 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	6/5 Fabian Ct MARIBYRNONG 3032	\$653,000	05/03/2024
2	43 Omar St MAIDSTONE 3012	\$640,000	02/04/2024
3	40 Village Way MARIBYRNONG 3032	\$628,000	20/04/2024

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: 03/05/2024 11:49



3   2   2

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 95 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Townhouse Price**  
03/05/2023 - 02/05/2024: \$665,000

## Comparable Properties



**6/5 Fabian Ct MARIBYRNONG 3032 (REI)**

Agent Comments

3   1   1

**Price:** \$653,000  
**Method:** Private Sale  
**Date:** 05/03/2024  
**Property Type:** Townhouse (Single)



**43 Omar St MAIDSTONE 3012 (REI)**

Agent Comments

2   2   1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 02/04/2024  
**Property Type:** Townhouse (Single)



**40 Village Way MARIBYRNONG 3032 (REI)**

Agent Comments

3   2   2

**Price:** \$628,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577