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	con	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$665,000	Pro	operty Type	Том	nhouse		Suburb	Maribyrnong
Period - From	03/05/2023	to	02/05/2024		Sc	ource	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	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









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)



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



43 Omar St MAIDSTONE 3012 (REI)



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



40 Village Way MARIBYRNONG 3032 (REI)



Agent Comments

Agent Comments

Agent Comments

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

Account - Biggin & Scott | P: 03 9317 5577



propertydata

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