

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

1/5 Bloomfield Avenue Maribyrnong VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

2/11 Bloomfield Avenue Maribyrnong VIC 3032	\$882,000	20-Mar-21
1/34 Bloomfield Avenue Maribyrnong VIC 3032	\$875,000	23-Mar-21
1/1A Barb Street Maribyrnong VIC 3032	\$800,000	22-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 07 September 2021



**2/11 Bloomfield Avenue
Maribyrnong VIC 3032**

3 2 1

Sold Price

\$882,000

Sold Date

20-Mar-21

Distance

0.05km



**1/34 Bloomfield Avenue
Maribyrnong VIC 3032**

3 2 2

Sold Price

\$875,000

Sold Date

23-Mar-21

Distance

0.21km



**1/1A Barb Street Maribyrnong VIC
3032**

3 1 2

Sold Price

\$800,000

Sold Date

22-Jan-21

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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