

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 26/09/2018

Property offered for sale

Address
Including suburb and
postcode 3/21 Bloomfield Avenue, Maribyrnong

Indicative selling price

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

Range between \$790,000 & \$820,000

Median sale price

Median price \$481,000 Unit X Suburb Maribyrnong
Period - From 01/07/2017 to 30/06/2018 Source Pricfinder

Comparable property sales

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. 8b Wardell Close, Maribyrnong | \$818,888 | 16/09/2018 |
| 2. 1/8 Bloomfield Avenue, Maribyrnong | \$810,000 | 18/08/2018 |
| 3. 7/14 Horizon Drive, Maribyrnong | \$760,000 | 02/06/2018 |