

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1/14 Bloomfield Avenue, Maribyrnong

### Indicative selling price

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

Single price \$945,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,100,000

House

Suburb Maribyrnong

Period - From 23/05/2017 to 23/11/2017

Source Price Finder

### 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. 19 Bracken Avenue, Maribyrnong	\$900,000	22/07/2017
2. 8a Ibis Place, Maribyrnong	\$850,000	27/10/2017
3. 11 Sea Rush Street, Maribyrnong	\$859,000	27/09/2017