

# 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

17 Bloomfield Avenue, Maribyrnong Vic 3032

### Indicative selling price

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

Single price

\$1,650,000

### Median sale price

Median price

\$1,175,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/07/2019

to

30/06/2020

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	53 Clarinda Rd ESSENDON 3040	\$1,666,000	21/03/2020
2	61 Charles St ASCOT VALE 3032	\$1,480,000	14/03/2020
3	310 Gordon St MARIBYRNONG 3032	\$1,410,000	05/07/2020

**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:

29/07/2020 10:00



 3  
  1  
  2

**Property Type:** House (Res)  
**Land Size:** 927 sqm approx  
 Agent Comments

**Indicative Selling Price**  
\$1,650,000

**Median House Price**  
Year ending June 2020: \$1,175,000

This property is situated in a coveted area of Maribyrnong. The land size is 929SQM with town planning approval for 5 townhouses.

## Comparable Properties



53 Clarinda Rd ESSENDON 3040 (REI/VG)

Agent Comments

 3  
  1  
  2

**Price:** \$1,666,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx

61 Charles St ASCOT VALE 3032 (REI/VG)

Agent Comments

 4  
  1  
  4

**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



310 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments

 3  
  1  
  2

**Price:** \$1,410,000  
**Method:** Private Sale  
**Date:** 05/07/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 700 sqm approx

smaller block on a busy rd, only plans and permits for 2 dwellings at the rear of the existing home.