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	5/34 Bloomfield Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $670,000 Property Type Townhouse Suburb Maribyrnong

Period - From 09/09/2023 to 08/09/2024 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	16 Parade Sq MARIBYRNONG 3032	$630,000	13/08/2024
2	10/14 Horizon Dr MARIBYRNONG 3032	$616,000	19/03/2024
3	7/49 Rosamond Rd MAIDSTONE 3012	$660,000	17/03/2024

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: 09/09/2024 16:41

5/34 Bloomfield Avenue, Maribyrnong Vic 3032

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2 2 2

Property Type: Townhouse
Land Size: 143 sqm approx

Indicative Selling Price
$600,000 - $660,000
Median Townhouse Price
09/09/2023 - 08/09/2024: $670,000

Agent Comments

Contemporary townhouse with city views offering 2 bed 2 bathrooms 1 LUG

Comparable Properties



16 Parade Sq MARIBYRNONG 3032 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 13/08/2024
Property Type: Townhouse (Res)

Agent Comments

Inferior style townhouse in terms of fixtures and fittings/age offering 2 bed 2 bath 1 car space in same suburb



10/14 Horizon Dr MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $616,000
Method: Private Sale
Date: 19/03/2024
Property Type: Townhouse (Single)

Agent Comments

Contemporary townhouse offering 2 bed 2 bath 1 car space in same suburb with inferior land size



7/49 Rosamond Rd MAIDSTONE 3012 (REI/VG)

2 2 2

Price: $660,000
Method: Private Sale
Date: 17/03/2024
Property Type: Townhouse (Single)

Agent Comments

Contemporary townhouse offering 2 bed 2 bath 1 LUG + 1 car space in next suburb over superior in terms of land size and age but similar in terms of facade style/theme

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