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	80 Blair Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price $649,000

Median sale price

Median price $665,000 Property Type Townhouse Suburb Maribyrnong

Period - From 01/06/2023 to 31/05/2024 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	16/4 Wests Rd MARIBYRNONG 3032	$675,000	06/05/2024
2	6/5 Fabian Ct MARIBYRNONG 3032	$653,000	05/03/2024
3	43 Omar St MAIDSTONE 3012	$640,000	02/04/2024

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: 01/06/2024 12:06

80 Blair Street, Maribyrnong Vic 3032



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$649,000
Median Townhouse Price
01/06/2023 - 31/05/2024: $665,000

Comparable Properties



16/4 Wests Rd MARIBYRNONG 3032 (REI)

3 2 2

Price: $675,000
Method: Private Sale
Date: 06/05/2024
Property Type: Townhouse (Res)

Agent Comments



6/5 Fabian Ct MARIBYRNONG 3032 (REI)

3 1 1

Price: $653,000
Method: Private Sale
Date: 05/03/2024
Property Type: Townhouse (Single)

Agent Comments



43 Omar St MAIDSTONE 3012 (REI)

2 2 1

Price: $640,000
Method: Private Sale
Date: 02/04/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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