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	4 Blair Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $665,000 Property Type Townhouse Suburb Maribyrnong

Period - From 23/07/2023 to 22/07/2024 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	12 Horizon Dr MARIBYRNONG 3032	$750,000	06/07/2024
2	18 Blair St MARIBYRNONG 3032	$722,000	02/03/2024
3	1/48 Middle Rd MARIBYRNONG 3032	$712,000	06/07/2024

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: 23/07/2024 11:38

4 Blair Street, Maribyrnong Vic 3032



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Property Type:
Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median Townhouse Price
23/07/2023 - 22/07/2024: $665,000

Comparable Properties



12 Horizon Dr MARIBYRNONG 3032 (REI)

3 2 2

Agent Comments

Price: $750,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Townhouse (Res)



18 Blair St MARIBYRNONG 3032 (REI)

3 2 2

Agent Comments

Price: $722,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)



1/48 Middle Rd MARIBYRNONG 3032 (REI)

2 1 1

Agent Comments

Price: $712,000
Method: Sold Before Auction
Date: 06/07/2024
Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577

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