

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

1/6 Marsh Street Maidstone VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Maidstone

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

19 Ballarat Road Maidstone VIC 3012	\$780,000	10-Nov-20
17 Wallace Street Maidstone VIC 3012	\$810,000	28-Nov-20
46 Howard Street Maidstone VIC 3012	\$789,000	05-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 23 December 2020



19 Ballarat Road Maidstone VIC 3012

3 2 2

Sold Price

^{RS} **\$780,000**

Sold Date **10-Nov-20**

Distance **0.87km**



17 Wallace Street Maidstone VIC 3012

2 1 3

Sold Price

^{RS} **\$810,000**

Sold Date **28-Nov-20**

Distance **0.97km**



46 Howard Street Maidstone VIC 3012

3 2 2

Sold Price

^{RS} **\$789,000**

Sold Date **05-Dec-20**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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