

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 Wallace Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Maidstone

Period - From

01/10/2019

to

30/09/2020

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	46 Adelaide St FOOTSCRAY 3011	\$820,000	09/05/2020
2	39 Soudan Rd WEST FOOTSCRAY 3012	\$810,000	29/05/2020
3	123 Summerhill Rd FOOTSCRAY 3011	\$770,100	01/07/2020

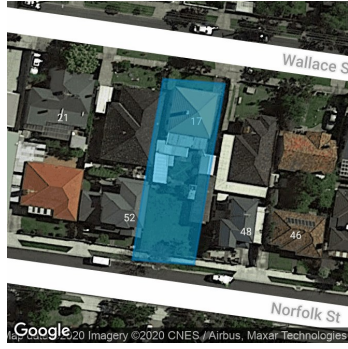
OR

~~**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:

04/11/2020 00:28

17 Wallace Street, Maidstone Vic 3012



 2  1  2

Property Type: House (Res)

Land Size: 616 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending September 2020: \$800,000

Comparable Properties



46 Adelaide St FOOTSCRAY 3011 (VG)

Agent Comments

 2  -  -

Price: \$820,000

Method: Sale

Date: 09/05/2020

Property Type: House (Res)

Land Size: 227 sqm approx



39 Soudan Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

 2  1  -

Price: \$810,000

Method: Private Sale

Date: 29/05/2020

Rooms: 3

Property Type: House (Res)

Land Size: 268 sqm approx



123 Summerhill Rd FOOTSCRAY 3011 (VG)

Agent Comments

 2  -  -

Price: \$770,100

Method: Sale

Date: 01/07/2020

Property Type: House (Res)

Land Size: 232 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.