

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

19 Renown Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$730,000 & \$750,000

Median sale price

Median price \$702,500 Property Type Townhouse Suburb Maidstone

Period - From 22/10/2023 to 21/10/2024 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	50A Emu Rd MAIDSTONE 3012	\$780,000	24/09/2024
2	1/17 Dunedin St MAIDSTONE 3012	\$738,000	09/09/2024
3	28 Gordon St MARIBYRNONG 3032	\$745,500	11/08/2024

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:

22/10/2024 13:50



Property Type:
Agent Comments

Indicative Selling Price
\$730,000 - \$750,000
Median Townhouse Price
22/10/2023 - 21/10/2024: \$702,500

Comparable Properties

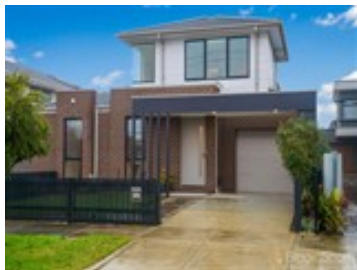


50A Emu Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 24/09/2024
Property Type: Townhouse (Single)



1/17 Dunedin St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$738,000
Method: Private Sale
Date: 09/09/2024
Property Type: Townhouse (Res)



28 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$745,500
Method: Private Sale
Date: 11/08/2024
Property Type: Townhouse (Single)
Land Size: 213 sqm approx

Account - Biggin & Scott | P: 03 9317 5577