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 Verdun Street, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$970,000		&		\$1,050,000					
Median sale pi	rice									
Median price	\$800,000	Pro	operty Type	Hou	se		Suburb	Maidstone		
Period - From	03/02/2019	to	02/02/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	70 Madden St MAIDSTONE 3012	\$1,112,500	05/10/2019
2	1 Marsh St MAIDSTONE 3012	\$1,020,000	08/11/2019
3	46 Fisher St MAIDSTONE 3012	\$955,000	10/08/2019

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:

03/02/2020 15:30









Property Type: Agent Comments

Indicative Selling Price \$970,000 - \$1,050,000 Median House Price 03/02/2019 - 02/02/2020: \$800,000

Comparable Properties



70 Madden St MAIDSTONE 3012 (REI)



Price: \$1,112,500 Method: Auction Sale Date: 05/10/2019 Property Type: House (Res)

Agent Comments

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1 Marsh St MAIDSTONE 3012 (REI)



Price: \$1,020,000 Method: Sold Before Auction Date: 08/11/2019 Rooms: 7 Property Type: House (Res)



46 Fisher St MAIDSTONE 3012 (REI)



Price: \$955,000 Method: Auction Sale Date: 10/08/2019 Rooms: 4 Property Type: House (Res) Land Size: 537 sqm approx Agent Comments

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



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.