

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 between \$970,000

&

\$1,050,000

Median sale price

Median price \$800,000

Property Type House

Suburb Maidstone

Period - From 03/02/2019

to

02/02/2020

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	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)

Agent Comments



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



1 Marsh St MAIDSTONE 3012 (REI)

Agent Comments



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



46 Fisher St MAIDSTONE 3012 (REI)

Agent Comments



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