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

12 Fisher Street, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$780,000		&		\$830,000			
Median sale price								
Median price	\$855,000	Pro	roperty Type Hous		ouse		Suburb	Maidstone
Period - From	01/10/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	14 Howard St MAIDSTONE 3012	\$795,000	30/11/2024
2	44 Curtin St MAIDSTONE 3012	\$815,000	06/09/2024
3	47 Inkerman St MAIDSTONE 3012	\$770,000	24/08/2024

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:

23/01/2025 10:43









Rooms: 7 Property Type: House Land Size: 450 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$830,000 Median House Price December quarter 2024: \$855,000

Comparable Properties

14 Howard St MAIDSTONE 3012 (REI) 1 1 <	Agent Comments
44 Curtin St MAIDSTONE 3012 (REI) → 3 → 1 → 1 Price: \$815,000 Method: Sold Before Auction Date: 06/09/2024 Property Type: House (Res) Land Size: 577 sqm approx	Agent Comments
47 Inkerman St MAIDSTONE 3012 (REI) 2 2 2 1 Price: \$770,000 Method: Auction Sale Date: 24/08/2024 Property Type: House (Res)	Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



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