

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 between

\$780,000

&

\$830,000

Median sale price

Median price

\$855,000

Property Type

House

Suburb

Maidstone

Period - From

01/10/2024

to

31/12/2024

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	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



5 2 2

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)

Agent Comments

4 1 1

Price: \$795,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)



44 Curtin St MAIDSTONE 3012 (REI)

Agent Comments

3 1 1

Price: \$815,000
Method: Sold Before Auction
Date: 06/09/2024
Property Type: House (Res)
Land Size: 577 sqm approx



47 Inkerman St MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$770,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)