## hockingstuart

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Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price March quarter 2017: \$770,000





Property Type: Land

Land Size: 504 sqm approx

**Agent Comments** 

### Comparable Properties

22 The Grand MARIBYRNONG 3032 (REI)

**—**| 4





Price: \$1,510,500

Method: Sold Before Auction

Date: 18/05/2017

Rooms: -

Property Type: House

61 Clive St WEST FOOTSCRAY 3012 (REI)

4





Agent Comments

**Agent Comments** 



**Price:** \$1,435,000 **Method:** Auction Sale **Date:** 06/05/2017

Rooms: 6

**Property Type:** House (Res) **Land Size:** 523 sqm approx

7 Woodruff Av MARIBYRNONG 3032 (REI/VG)







**Agent Comments** 



Price: \$1,425,000 Method: Sold Before Auction

Date: 27/03/2017

Rooms: -

Property Type: House (Res) Land Size: 405 sqm approx

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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	28 Wirilda Way, Maidstone Vic 3012
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000
Range between	\$1,400,000	&	\$1,500,000

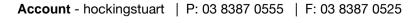
#### Median sale price

Median price	\$770,000	Н	ouse	Х	5	uburl	Maidstone
Period - From	01/01/2017	to	31/03	3/2017	Sourc	REI	v

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
22 The Grand MARIBYRNONG 3032	\$1,510,500	18/05/2017
61 Clive St WEST FOOTSCRAY 3012	\$1,435,000	06/05/2017
7 Woodruff Av MARIBYRNONG 3032	\$1,425,000	27/03/2017







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