

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 18 Fisher Street, Maidstone, Victoria, 3012.

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$845,000

or range between

Median sale price

Median price \$845,000

Property type House

Suburb Maidstone

Period - From 30/06/2022

to

02/06/2023

Source REA

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 12 Howard Street, Maidstone	\$900,000	03/03/2023
2 4 Havelock Street, Maidstone	\$861,500	18/05/2023

This Statement of Information was prepared on: 10 July 2023