#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	3 Laurel Court, Maidstone Vic 3012
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$900,000 & \$980,000	Range between	\$900,000	&	\$980,000
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#### Median sale price

Median price	\$855,000	Pro	perty 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

Aut	areas or comparable property	1 1100	Date of Sale
1	35 Brunswick St WEST FOOTSCRAY 3012	\$930,000	19/11/2024
2	29 Radio St MAIDSTONE 3012	\$900,000	16/11/2024
3	388 Barkly St FOOTSCRAY 3011	\$1,000,000	06/11/2024

#### 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 16:59



Date of sale







Rooms: 5

Property Type: House Land Size: 514 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$900,000 - \$980,000 **Median House Price** December quarter 2024: \$855,000

## Comparable Properties



35 Brunswick St WEST FOOTSCRAY 3012 (REI)

Price: \$930,000 Method: Private Sale

Date: 19/11/2024 **Property Type:** House **Agent Comments** 



29 Radio St MAIDSTONE 3012 (REI)





Price: \$900,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 581 sqm approx **Agent Comments** 



388 Barkly St FOOTSCRAY 3011 (REI)

Price: \$1,000,000



**Agent Comments** 

Method: Private Sale Date: 06/11/2024 Property Type: House Land Size: 413 sqm approx

Account - Biggin & Scott | P: 03 9317 5577





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