

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

4/19 MARSH STREET MAIDSTONE VIC 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

or range
between

\$685,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 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

6/24 DONGOLA ROAD WEST FOOTSCRAY VIC 3012	\$710,000	16-Nov-22
1C HARRY STREET MAIDSTONE VIC 3012	\$800,000	14-Nov-22
24 VINE STREET WEST FOOTSCRAY VIC 3012	\$760,000	28-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 30 January 2023



6/24 DONGOLA ROAD WEST FOOTSCRAY VIC 3012

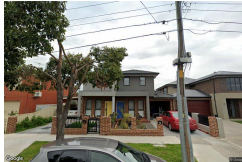
2 1 1

Sold Price

\$710,000

Sold Date **16-Nov-22**

Distance **1.21km**



1C HARRY STREET MAIDSTONE VIC 3012

2 - -

Sold Price

\$800,000

Sold Date **14-Nov-22**

Distance **0.69km**



24 VINE STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$760,000

Sold Date **28-Oct-22**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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