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

74 Madden Street, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,050,000		&		\$1,150,000			
Median sale price								
Median price	\$855,000	Pro	operty Type	Hou	se		Suburb	Maidstone
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Coleman Ct MAIDSTONE 3012	\$1,125,000	07/12/2024
2	26 Delacey St MAIDSTONE 3012	\$1,145,000	23/11/2024
3	206 Gordon St FOOTSCRAY 3011	\$1,090,000	01/09/2024

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:

03/02/2025 11:45









Rooms: 5 Property Type: House Land Size: 738 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2024: \$855,000

Comparable Properties

5 Coleman Ct MAIDSTONE 3012 (REI) 3 1 2 2 Price: \$1,125,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 869 sqm approx	Agent Comments
26 Delacey St MAIDSTONE 3012 (REI) 3 1 2 1 Price: \$1,145,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 761 sqm approx	Agent Comments
206 Gordon St FOOTSCRAY 3011 (REI) 3 1 2 - Price: \$1,090,000 Method: Private Sale Date: 01/09/2024 Property Type: House Land Size: 641 sqm approx	Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



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