# 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

6 Dunedin Street, Maidstone Vic 3012

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Hou	se		Suburb	Maidstone
Period - From	01/10/2019	to	30/09/2020	)	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.

Add	dress of comparable property	Price	Date of sale
1	14 Bosquet St MAIDSTONE 3012	\$825,000	09/10/2020
2	19 Ballarat Rd MAIDSTONE 3012	\$780,000	10/11/2020
3	13 Cambridge St MAIDSTONE 3012	\$740,000	07/11/2020

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:

24/11/2020 15:50









Property Type: House (Res) Land Size: 579.572 sqm approx Agent Comments

**Indicative Selling Price** \$750,000 - \$800,000 **Median House Price** Year ending September 2020: \$800,000

# **Comparable Properties**



14 Bosquet St MAIDSTONE 3012 (REI)



Price: \$825,000 Method: Sold Before Auction Date: 09/10/2020 Property Type: House (Res) Land Size: 565 sqm approx

#### Agent Comments

19 Ballarat Rd MAIDSTONE 3012 (REI)



## **6** 2

Price: \$780,000 Method: Private Sale Date: 10/11/2020 Rooms: 4 Property Type: House (Res) Land Size: 126 sqm approx



13 Cambridge St MAIDSTONE 3012 (REI)

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## •**•** 3

Price: \$740,000 Method: Private Sale Date: 07/11/2020 Rooms: 5 Property Type: House Land Size: 468 sqm approx

### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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