

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

29 Havelock Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,068,000

Property Type

House

Suburb

Maidstone

Period - From

01/07/2021

to

30/09/2021

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	Price	Date of sale
1	12 Inkerman St MAIDSTONE 3012	\$1,090,000	10/07/2021
2	26 Studley St MAIDSTONE 3012	\$1,090,000	02/06/2021
3	7 Lindenow St MAIDSTONE 3012	\$1,068,000	11/09/2021

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:

30/11/2021 09:46



Property Type: House (Previously Occupied - Detached)

Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2021: \$1,068,000

Comparable Properties



12 Inkerman St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 650 sqm approx

26 Studley St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,090,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res)



7 Lindenow St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,068,000

Method: Sold Before Auction

Date: 11/09/2021

Rooms: 5

Property Type: House (Res)

Land Size: 525 sqm approx

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