

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

5 Marsh Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$1,000,000

&

\$1,080,000

Median sale price

Median price \$947,500

Property Type House

Suburb Maidstone

Period - From 01/04/2023

to

30/06/2023

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	25 Marsh St MAIDSTONE 3012	\$1,050,000	31/07/2023
2	10 Maddock St FOOTSCRAY 3011	\$1,015,000	24/06/2023
3	5 Cambridge St MAIDSTONE 3012	\$1,006,000	22/04/2023

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:

09/08/2023 10:10



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,080,000
Median House Price
June quarter 2023: \$947,500

Comparable Properties



25 Marsh St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,050,000
Method: Sold Before Auction
Date: 31/07/2023
Property Type: House
Land Size: 711 sqm approx

10 Maddock St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,015,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)



5 Cambridge St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,006,000
Method: Auction Sale
Date: 22/04/2023
Rooms: 5
Property Type: House (Res)
Land Size: 445 sqm approx

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