

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

1/6 Bosquet Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Maidstone

Period - From

05/12/2019

to

04/12/2020

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	13 Steel Wlk MAIDSTONE 3012	\$585,000	17/07/2020
2	3/9-12 Eleanor St FOOTSCRAY 3011	\$540,000	09/07/2020
3	38 Kynoch La MARIBYRNONG 3032	\$530,000	01/07/2020

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:

05/12/2020 11:26



Property Type:
Agent Comments

Indicative Selling Price
\$540,000

Median Unit Price
05/12/2019 - 04/12/2020: \$640,000

Comparable Properties



13 Steel Wik MAIDSTONE 3012 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 17/07/2020
Rooms: 5
Property Type: Townhouse (Single)

3/9-12 Eleanor St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 09/07/2020
Rooms: 4
Property Type: Townhouse (Single)



38 Kynoch La MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 01/07/2020
Rooms: 5
Property Type: Townhouse (Res)