

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

76 Mitchell Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,140,000

Property Type

House

Suburb

Maidstone

Period - From

01/04/2022

to

30/06/2022

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	8 Gibb St MAIDSTONE 3012	\$1,276,000	23/07/2022
2	31 Omar St MAIDSTONE 3012	\$1,250,000	21/04/2022
3	54 Bloomfield Av MARIBYRNONG 3032	\$1,250,000	26/03/2022

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:

01/08/2022 11:52



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000

Median House Price
June quarter 2022: \$1,140,000

Comparable Properties



8 Gibb St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,276,000
Method: Auction Sale
Date: 23/07/2022
Property Type: House (Res)
Land Size: 636 sqm approx



31 Omar St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 21/04/2022
Property Type: House (Res)
Land Size: 650 sqm approx



54 Bloomfield Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 654 sqm approx