

# 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

14 Howard Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$845,000

Property Type House

Suburb Maidstone

Period - From 16/10/2023

to

15/10/2024

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	33 Studley St MAIDSTONE 3012	\$726,000	05/10/2024
2	2/12 Studley St MAIDSTONE 3012	\$702,500	10/09/2024
3	2/1a Janson St MAIDSTONE 3012	\$710,000	26/08/2024

**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:

16/10/2024 14:50



4 1 2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 336 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median House Price**  
16/10/2023 - 15/10/2024: \$845,000

## Comparable Properties



**33 Studley St MAIDSTONE 3012 (REI)**

**Agent Comments**

3 1 1

**Price:** \$726,000  
**Method:** Auction Sale  
**Date:** 05/10/2024  
**Property Type:** House (Res)



**2/12 Studley St MAIDSTONE 3012 (REI)**

**Agent Comments**

3 2 1

**Price:** \$702,500  
**Method:** Private Sale  
**Date:** 10/09/2024  
**Property Type:** Townhouse (Res)



**2/1a Janson St MAIDSTONE 3012 (REI)**

**Agent Comments**

4 2 2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 26/08/2024  
**Property Type:** Townhouse (Res)