Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3/60 Madden Street, Maidstone Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$810,000	&	\$890,000

Median sale price

Median price	\$575,000	Pro	perty Type Unit	t		Suburb	Maidstone
Period - From	01/01/2023	to	31/03/2023	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/6 Greenham St MAIDSTONE 3012	\$859,000	15/04/2023
2	2/56 La Scala Av MARIBYRNONG 3032	\$806,000	31/03/2023
3	1/32 Burns St MAIDSTONE 3012	\$800,000	05/06/2023

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:	20/06/2023 09:35
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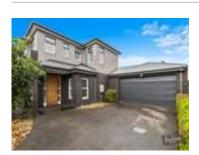






Indicative Selling Price \$810,000 - \$890,000 **Median Unit Price** March quarter 2023: \$575,000

Comparable Properties



3/6 Greenham St MAIDSTONE 3012 (REI)

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Price: \$859,000 Method: Auction Sale Date: 15/04/2023

Property Type: Townhouse (Res)

Agent Comments



2/56 La Scala Av MARIBYRNONG 3032 (REI)



Agent Comments

Price: \$806,000 Method: Private Sale Date: 31/03/2023

Property Type: Townhouse (Single)

1/32 Burns St MAIDSTONE 3012 (REI)

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Agent Comments

Price: \$800,000

Method: Sold Before Auction

Date: 05/06/2023 Property Type: Unit

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



