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

10 Myrtle Drive, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$799,000								
Median sale price									
Median price	\$800,000	Property Type House			Suburb	Maidstone			
Period - From	01/07/2018	to	30/06/2019	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	10 Myrtle Dr MAIDSTONE 3012	\$752,500	21/09/2019
2			
3			

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:

23/09/2019 13:46



hockingstuart





Property Type: Land (Res) Agent Comments Indicative Selling Price \$799,000 Median House Price Year ending June 2019: \$800,000

One of the very few blocks of land available in the Willow Park Estate. Situated in the best street of Willow Park, and surrounded by beautiful homes.

Comparable Properties



10 Myrtle Dr MAIDSTONE 3012 (REI)



Price: \$752,500 Method: Passed in at Auction Date: 21/09/2019 Property Type: Land (Res) Agent Comments

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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.