

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

\$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 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	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



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)

Agent Comments



Price: \$752,500

Method: Passed in at Auction

Date: 21/09/2019

Property Type: Land (Res)

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.