

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

23A Albert Facey Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$740,000

Median sale price

Median price

\$699,375

Property Type

Townhouse

Suburb

Maidstone

Period - From

09/09/2023

to

08/09/2024

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	2/1a Janson St MAIDSTONE 3012	\$710,000	26/08/2024
2	28 Gordon St MARIBYRNONG 3032	\$745,500	11/08/2024
3	4/22 Scovell Cr MAIDSTONE 3012	\$745,000	01/07/2024

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:

09/09/2024 08:43



Property Type:
Agent Comments

Indicative Selling Price
\$740,000
Median Townhouse Price
09/09/2023 - 08/09/2024: \$699,375

Comparable Properties



2/1a Janson St MAIDSTONE 3012 (REI)

Agent Comments



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



28 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$745,500
Method: Private Sale
Date: 11/08/2024
Property Type: Townhouse (Single)
Land Size: 213 sqm approx



4/22 Scovell Cr MAIDSTONE 3012 (REI)

Agent Comments



Price: \$745,000
Method: Sold Before Auction
Date: 01/07/2024
Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577