### 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	14 Curtin Court, Maidstone Vic 3012
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$825,000

#### Median sale price

Median price	\$875,000	Pro	perty Type	House		Suburb	Maidstone
Period - From	12/04/2022	to	11/04/2023		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

Add	dress of comparable property	Price	Date of sale
1	164 Mitchell St MAIDSTONE 3012	\$895,000	22/02/2023
2	8 Holland Ct MAIDSTONE 3012	\$855,000	21/10/2022
3	20 Wilson St BRAYBROOK 3019	\$815,000	04/02/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/04/2023 14:36













Property Type: House (Res) Land Size: 685 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$825,000 **Median House Price** 12/04/2022 - 11/04/2023: \$875,000

## Comparable Properties



164 Mitchell St MAIDSTONE 3012 (REI)







Price: \$895,000 Method: Auction Sale Date: 22/02/2023 Property Type: House Land Size: 575 sqm approx **Agent Comments** 



8 Holland Ct MAIDSTONE 3012 (REI)

Price: \$855,000

Date: 21/10/2022



Method: Sold Before Auction

Property Type: House (Res) Land Size: 630 sqm approx



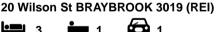


Agent Comments









Agent Comments

Price: \$815.000 Method: Private Sale Date: 04/02/2023 Property Type: House Land Size: 612 sqm approx

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



