

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

2/21 Fisher Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$573,750

Property Type

Unit

Suburb

Maidstone

Period - From

01/07/2019

to

30/09/2019

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	22 Whittaker St MAIDSTONE 3012	\$600,000	07/09/2019
2	4/4 Greenham St MAIDSTONE 3012	\$585,000	24/08/2019
3	3/43 Wattle Rd MAIDSTONE 3012	\$540,000	14/07/2019

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:

28/10/2019 12:12



2
 1
 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$549,000

Median Unit Price

September quarter 2019: \$573,750

Comparable Properties



22 Whittaker St MAIDSTONE 3012 (REI)

Agent Comments

2
 2
 1

Price: \$600,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)

Land Size: 150 sqm approx

4/4 Greenham St MAIDSTONE 3012 (VG)

Agent Comments

2
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Price: \$585,000

Method: Sale

Date: 24/08/2019

Property Type: Flat/Unit/Apartment (Res)



3/43 Wattle Rd MAIDSTONE 3012 (REI/VG)

Agent Comments

2
 2
 1

Price: \$540,000

Method: Sold Before Auction

Date: 14/07/2019

Property Type: Townhouse (Res)