

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

8 Ringtail Circuit, Maidstone Vic 3012

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$947,500

Property Type House

Suburb Maidstone

Period - From 01/04/2023

to

30/06/2023

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	Price	Date of sale
1	13 Beame St FOOTSCRAY 3011	\$1,161,000	30/06/2023
2	9 Jacks Way MARIBYRNONG 3032	\$1,110,000	05/07/2023
3	1a Primary PI MARIBYRNONG 3032	\$1,100,000	01/04/2023

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:

24/07/2023 16:22



4
 2
 2

Rooms: 7

Property Type: House (Res)

Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2023: \$947,500

Comparable Properties

13 Beame St FOOTSCRAY 3011 (REI)

Agent Comments

3
 2
 2

Price: \$1,161,000

Method: Sold Before Auction

Date: 30/06/2023

Property Type: House (Res)



9 Jacks Way MARIBYRNONG 3032 (REI)

Agent Comments

4
 3
 2

Price: \$1,110,000

Method: Private Sale

Date: 05/07/2023

Property Type: Townhouse (Single)



1a Primary PI MARIBYRNONG 3032 (REI)

Agent Comments

4
 2
 2

Price: \$1,100,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 252 sqm approx

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