

4/24 Scovell Crescent, Maidstone Vic 3012



2 Bed 1 Bath 1 Car

Property Type: Villa Unit

Indicative Selling Price

\$599,000

Median House Price

Year ending March 2021: \$652,500

Comparable Properties



7/18 Blandford Street, West Footscray 3012 (REI)

2 Bed 1 Bath 1 Car

Price: \$615,000

Method: Sold Before Auction

Date: 13/04/2021

Property Type: Unit

Agent Comments: Updated internally, brick villa unit. Smaller land size.



34 Cremorne Street, Braybrook 3019 (REI)

2 Bed 1 Bath 1 Car

Price: \$60,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Agent Comments: Updated internally, brick villa unit. Smaller land size.



15/52-56 Middle Road, Maribyrnong 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$585,000

Method: Sold Before Auction

Date: 24/02/2021

Property Type: Unit

Agent Comments: Brick villa unit, comparable accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4/24 Scovell Crescent, Maidstone Vic 3012

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$652,500

Unit

x

Suburb

Maidstone

Period - From

01/04/2020

to

31/03/2021

Source

REIV

Comparable property sales

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
7/18 Blandford Street, WEST FOOTSCRAY 3012	\$615,000	13/04/2021
34 Cremorne Street, BRAYBROOK 3019	\$600,000	27/03/2021
15/52-56 Middle Road, MARIBYRNONG 3032	\$585,000	24/02/2021

This Statement of Information was prepared on:

17/04/2021 19:53