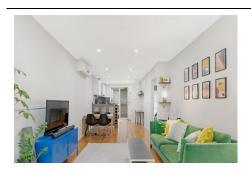
4/24 Scovell Crescent, Maidstone Vic 3012



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

Property Type: House (Res)

Agent Comments: Updated internally, brick villa unit.

Smaller land size.

Date: 27/03/2021



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

Pro	perty	offered	for sa	le

Address	
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

,000

Median sale price

Median price	\$652,500		Unit	х	Suburb	Maidst	tone	
Period - From	01/04/2020	to	31/03/2	021	8	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
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