

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of						the Estate	Ag	ents Act 1980
ed for s	sale								
Address Including suburb and postcode 3/4 Inkerm			n Street, Maids	stone Vic	3012				
ng pric	е								
of this p	orice see	con	sumer.vic.gov.	au/under	quoting				
etween \$520,000			&	\$560,000					
ice									
\$563,82	25	Hou	use	Unit	Х		Suburb	Ма	idstone
01/04/2	018	to	31/03/2019		Source	REIV	,		
operty	sales (*De	lete A or B b	elow as	applica	ble)			
that the	estate a					•			
Address of comparable property							Price		Date of sale
	ddress rb and stcode ng price \$520,0 ice \$563,82 operty e the the for sale	stcode st	address and stoode 3/4 Inkermal stoode stood st	address and stroode 3/4 Inkerman Street, Maids and stroode and price of this price see consumer.vic.gov. \$520,000 & & ice 5563,825 House 01/04/2018 to 31/03/2019 operty sales (*Delete A or B be ethe three properties sold within that the estate agent or agent's representations.	address to and stoode and price of this price see consumer.vic.gov.au/undere \$520,000 & \$560 ice \$563,825 House Unit 01/04/2018 to 31/03/2019 operty sales (*Delete A or B below as the three properties sold within two kilomethat the estate agent or agent's representative for sale.	ddress ob and stoode 3/4 Inkerman Street, Maidstone Vic 3012 Ing price of this price see consumer.vic.gov.au/underquoting \$520,000 \$563,825 House Unit X 01/04/2018 to 31/03/2019 Source operty sales (*Delete A or B below as applicate the three properties sold within two kilometres of the that the estate agent or agent's representative considerer sale.	address of and stoode 3/4 Inkerman Street, Maidstone Vic 3012 Ing price of this price see consumer.vic.gov.au/underquoting \$520,000 \$563,825 House Unit X 01/04/2018 to 31/03/2019 Source REIV operty sales (*Delete A or B below as applicable) the three properties sold within two kilometres of the prochat the estate agent or agent's representative considers to for sale.	ddress and stcode 3/4 Inkerman Street, Maidstone Vic 3012 Ing price of this price see consumer.vic.gov.au/underquoting \$520,000 & \$560,000 Ice 3563,825 House Unit X Suburb O1/04/2018 to 31/03/2019 Source REIV Independent of the properties of the property for sale that the estate agent or agent's representative considers to be most confor sale.	Address to and stcode 3/4 Inkerman Street, Maidstone Vic 3012 Ing price of this price see consumer.vic.gov.au/underquoting \$520,000 & \$560,000 Ice O1/04/2018 to 31/03/2019 Source REIV Interpretation of the property for sale in that the estate agent or agent's representative considers to be most comparator sale.

OR

3

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.

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





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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$520,000 - \$560,000 Median Unit Price Year ending March 2019: \$563,825

Comparable Properties



2/48 Mitchell St MARIBYRNONG 3032 (REI)

= 2





Price: \$556,888
Method: Private Sale

Date: 07/02/2019 **Rooms:** 4

Property Type: Townhouse (Res)

Agent Comments



2/41 Wattle Rd MAIDSTONE 3012 (REI)

2







Agent Comments

Price: \$530,000 **Method:** Private Sale **Date:** 11/05/2019

Rooms: -

Property Type: Townhouse (Single)

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.

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