### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 20 Deakin Street, Maidstone Vic 3012

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Hou	House		Suburb	Maidstone
Period - From	18/12/2018	to	17/12/2019		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Marsh St MAIDSTONE 3012	\$1,020,000	08/11/2019
2			
3			

#### OR

**B**<sup>\*</sup> 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:

18/12/2019 11:17



# hockingstuart





**Property Type:** Land **Land Size:** 550 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 18/12/2018 - 17/12/2019: \$800,000

## **Comparable Properties**



Price: \$1,020,000 Method: Sold Before Auction Date: 08/11/2019 Rooms: 7 Property Type: House (Res)

**•** 4

1 Marsh St MAIDSTONE 3012 (REI)

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Agent Comments

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.

**2** 

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.