

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

78 Richelieu Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$768,000

Property Type

House

Suburb

Maidstone

Period - From

01/10/2018

to

30/09/2019

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	2 Lord PI BRAYBROOK 3019	\$738,000	21/09/2019
2	91 Norfolk St MAIDSTONE 3012	\$735,000	19/07/2019
3	54 Ashley St WEST FOOTSCRAY 3012	\$715,000	01/08/2019

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:

09/11/2019 17:01



 3  1  1

Property Type: House
Land Size: 572 sqm approx
Agent Comments

Indicative Selling Price
\$735,000

Median House Price
Year ending September 2019: \$768,000

Comparable Properties



2 Lord PI BRAYBROOK 3019 (REI)

Agent Comments

 4  1  1

Price: \$738,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 699 sqm approx

91 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments

 3  1  2

Price: \$735,000
Method: Sold Before Auction
Date: 19/07/2019
Property Type: House (Res)
Land Size: 490 sqm approx



54 Ashley St WEST FOOTSCRAY 3012 (REI)

Agent Comments

 3  1  -

Price: \$715,000
Method: Private Sale
Date: 01/08/2019
Property Type: House