

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered for sale	9
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Address	3/11 Havelock Street, Maidstone Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$660,000	&	\$680,000

Median sale price

Median price	\$831,000	Hou	ıse X	Unit		Suburb	Maidstone
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

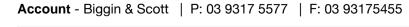
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2 Khartoum St WEST FOOTSCRAY 3012	\$700,000	21/02/2019
2	4/4-6 Deakin St MAIDSTONE 3012	\$680,000	15/06/2019
3	2/39 Wallace St MAIDSTONE 3012	\$680,000	06/02/2019

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.







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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$660,000 - \$680,000 **Median House Price** Year ending March 2019: \$831,000

Comparable Properties



2 Khartoum St WEST FOOTSCRAY 3012 (REI)





Price: \$700,000

Method: Sold Before Auction

Date: 21/02/2019

Rooms: 4

Property Type: Townhouse (Res)



4/4-6 Deakin St MAIDSTONE 3012 (REI)







Price: \$680,000 Method: Auction Sale Date: 15/06/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



2/39 Wallace St MAIDSTONE 3012 (REI)





Price: \$680.000 Method: Private Sale Date: 06/02/2019

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

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





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