



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

3/11 Havelock Street, Maidstone Vic 3012

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

House

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.

| | Address 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.~~



3 1 2

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) Agent Comments

3 2 2

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) Agent Comments

3 2 1

Price: \$680,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: Townhouse (Res)



2/39 Wallace St MAIDSTONE 3012 (REI) Agent Comments

3 2 2

Price: \$680,000
Method: Private Sale
Date: 06/02/2019
Rooms: 5
Property Type: Townhouse (Res)