

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 8/24 Rooney Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$309,500

Median sale price

Median price \$443,500 House Unit X Suburb Maidstone

Period - From 01/10/2018 to 31/12/2018 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	8/705 Barkly St WEST FOOTSCRAY 3012	\$350,000	01/02/2019
2	1/20-22 Blandford St WEST FOOTSCRAY 3012	\$340,000	09/11/2018
3	7/7 Empire St FOOTSCRAY 3011	\$300,000	04/12/2018

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.