

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

14A Howard Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price

\$710,000

Property Type

Townhouse

Suburb

Maidstone

Period - From

11/07/2023

to

10/07/2024

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	32a Wellington St WEST FOOTSCRAY 3012	\$945,000	05/06/2024
2	72 Devonshire St WEST FOOTSCRAY 3012	\$882,000	18/06/2024
3	48C Napoleon St WEST FOOTSCRAY 3012	\$855,000	28/06/2024

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:

11/07/2024 11:36



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Townhouse Price
11/07/2023 - 10/07/2024: \$710,000

Comparable Properties



32a Wellington St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$945,000
Method: Sold Before Auction
Date: 05/06/2024
Property Type: House (Res)



72 Devonshire St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$882,000
Method: Sold Before Auction
Date: 18/06/2024
Property Type: House (Res)



48C Napoleon St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$855,000
Method: Private Sale
Date: 28/06/2024
Property Type: Townhouse (Res)