

# 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

9 Albert Facey Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$720,000

### Median sale price

Median price

\$775,000

Property Type

House

Suburb

Maidstone

Period - From

26/11/2019

to

25/11/2020

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	3/2 Edmund St MAIDSTONE 3012	\$700,000	31/07/2020
2	1/50 Churchill PI MAIDSTONE 3012	\$680,000	14/07/2020
3			

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:

26/11/2020 14:42



2 1 2

**Property Type:** Townhouse

**Land Size:** 160 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$720,000

**Median House Price**

26/11/2019 - 25/11/2020: \$775,000

## Comparable Properties

**3/2 Edmund St MAIDSTONE 3012 (VG)**

Agent Comments

2 - -

**Price:** \$700,000

**Method:** Sale

**Date:** 31/07/2020

**Property Type:** Strata Unit/Flat

**1/50 Churchill PI MAIDSTONE 3012 (VG)**

Agent Comments

2 - -

**Price:** \$680,000

**Method:** Sale

**Date:** 14/07/2020

**Property Type:** Strata Unit/Flat

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.