

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

18 Delacey Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$900,000 Property Type House Suburb Maidstone

Period - From 01/01/2022 to 31/12/2022 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	76 Mitchell St MAIDSTONE 3012	\$1,190,000	29/08/2022
2	56 Ballarat Rd MAIDSTONE 3012	\$950,000	19/01/2023
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:

22/02/2023 15:35



 3  1  2

Property Type: House

Land Size: 871.5 sqm approx

Agent Comments

Comparable Properties

76 Mitchell St MAIDSTONE 3012 (VG)

Agent Comments

 3  -  -

Price: \$1,190,000

Method: Sale

Date: 29/08/2022

Property Type: House (Res)

Land Size: 680 sqm approx

56 Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments

 3  1  3

Price: \$950,000

Method: Private Sale

Date: 19/01/2023

Property Type: House (Res)

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.