Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	11 Albert Facey Street, Maidstone Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000 & \$830,000	Range between	\$800,000	&	\$830,000
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Median sale price

Median price	\$818,000	Pro	perty Type	House		Suburb	Maidstone
Period - From	01/01/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	38b Suffolk St MAIDSTONE 3012	\$810,000	02/11/2019
2	49 Hillsdale Av MARIBYRNONG 3032	\$806,000	07/12/2019
3	3/101 Stanhope St WEST FOOTSCRAY 3012	\$803,000	30/11/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/01/2020 15:13

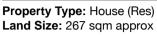


hockingstuart

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Indicative Selling Price \$800,000 - \$830,000 **Median House Price** Year ending December 2019: \$818,000





Agent Comments



Comparable Properties



38b Suffolk St MAIDSTONE 3012 (REI)

=3

Price: \$810,000 Method: Auction Sale Date: 02/11/2019

Property Type: Townhouse (Res) Land Size: 170 sqm approx

Agent Comments



49 Hillsdale Av MARIBYRNONG 3032 (REI)

Price: \$806.000 Method: Private Sale

Date: 07/12/2019 Property Type: Townhouse (Single) **Agent Comments**

3/101 Stanhope St WEST FOOTSCRAY 3012

(REI)

Price: \$803,000 Method: Auction Sale Date: 30/11/2019

Property Type: Townhouse (Res)

Agent Comments

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