

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

42 Emu Road, Maidstone Vic 3012

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$947,500

Property Type

House

Suburb

Maidstone

Period - From

01/04/2023

to

30/06/2023

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	2/143 Mitchell St MAIDSTONE 3012	\$783,000	16/06/2023
2	14 Lyons St MAIDSTONE 3012	\$750,000	03/05/2023
3	1/18 Baird St MAIDSTONE 3012	\$725,000	18/05/2023

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:

18/09/2023 09:13



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median House Price
June quarter 2023: \$947,500

Comparable Properties



2/143 Mitchell St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$783,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 311 sqm approx



14 Lyons St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 03/05/2023
Property Type: House (Res)
Land Size: 246 sqm approx



1/18 Baird St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 18/05/2023
Property Type: House

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455