

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

14 Lyons Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$855,000

Property Type House

Suburb Maidstone

Period - From 01/10/2022

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	86 Ballarat Rd MAIDSTONE 3012	\$760,000	11/02/2023
2	237 Essex St WEST FOOTSCRAY 3012	\$745,000	24/02/2023
3	154 Ballarat Rd MAIDSTONE 3012	\$720,000	26/11/2022

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:

05/04/2023 14:29



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
December quarter 2022: \$855,000

Comparable Properties



86 Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments

3 1 1

Price: \$760,000
Method: Auction Sale
Date: 11/02/2023
Property Type: House (Res)
Land Size: 501 sqm approx



237 Essex St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 2

Price: \$745,000
Method: Private Sale
Date: 24/02/2023
Property Type: House



154 Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$720,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 339 sqm approx

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