

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 3/16 Norfolk Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$700,000

Median sale price

Median price \$800,000 House X Unit Suburb Maidstone

Period - From 01/07/2018 to 30/06/2019 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	Price	Date of sale
1	2/3 Montgomery St MAIDSTONE 3012	\$705,000	11/04/2019
2	4/4-6 Deakin St MAIDSTONE 3012	\$680,000	15/06/2019
3	3/11 Havelock St MAIDSTONE 3012	\$660,000	09/07/2019

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.



3 2 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000
Median House Price
Year ending June 2019: \$800,000

Comparable Properties



2/3 Montgomery St MAIDSTONE 3012 (REI/VG) **Agent Comments**

3 2 1

Price: \$705,000
Method: Private Sale
Date: 11/04/2019
Rooms: 5
Property Type: Townhouse (Res)



4/4-6 Deakin St MAIDSTONE 3012 (REI/VG) **Agent Comments**

3 2 1

Price: \$680,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: Townhouse (Res)



3/11 Havelock St MAIDSTONE 3012 (REI) **Agent Comments**

3 1 2

Price: \$660,000
Method: Private Sale
Date: 09/07/2019
Rooms: 5
Property Type: Townhouse (Res)