

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

76A Norfolk Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$585,000

&

\$640,000

Median sale price

Median price

\$741,000

House

X

Suburb

Maidstone

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|-----------------------------------|-----------|--------------|
| 2a Burns St MAIDSTONE 3012 | \$650,000 | 07/04/2017 |
| 5/30 Clive St WEST FOOTSCRAY 3012 | \$635,000 | 06/03/2017 |
| 4/1 Clarendon St MAIDSTONE 3012 | \$550,000 | 27/05/2017 |