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	2/3 Fisher Street, Maidstone Vic 3012

Indicative selling price

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

Range between $870,000 & $930,000

Median sale price

Median price $735,000 Property Type Townhouse Suburb Maidstone

Period - From 04/10/2020 to 03/10/2021 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	12 Retreat Dr ASCOT VALE 3032	$925,000	11/04/2021
2	1/15 Havelock St MAIDSTONE 3012	$885,000	10/04/2021
3	49 Magazine Way MARIBYRNONG 3032	$870,000	19/06/2021

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: 04/10/2021 12:04

WE DELIVER... Biggin Scott

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Property Type:
Agent Comments

Indicative Selling Price
$870,000 - $930,000
Median Townhouse Price
04/10/2020 - 03/10/2021: $735,000

Comparable Properties



12 Retreat Dr ASCOT VALE 3032 (REI)

2 2 2

Price: $925,000
Method: Sold Before Auction
Date: 11/04/2021
Property Type: Townhouse (Res)
Land Size: 126 sqm approx

Agent Comments



1/15 Havelock St MAIDSTONE 3012 (REI)

4 3 1

Price: $885,000
Method: Auction Sale
Date: 10/04/2021
Property Type: Townhouse (Res)

Agent Comments

49 Magazine Way MARIBYRNONG 3032 (REI)

3 3 2

Price: $870,000
Method: Auction Sale
Date: 19/06/2021
Property Type: Townhouse (Res)
Land Size: 135 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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