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: 28 Marsh Street, Maidstone Vic 3012

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $800,000 Property Type House Suburb Maidstone

Period - From 01/10/2019 to 30/09/2020 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 | 29 Oakland St MARIBYRNONG 3032 | $1,030,000 | 18/06/2020 |
| 2 | 43 Napoleon St WEST FOOTSCRAY 3012 | $962,000 | 14/09/2020 |
| 3 | 35 River St MARIBYRNONG 3032 | $935,000 | 07/11/2020 |

**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: 16/11/2020 17:25