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<br>Including suburb and postcode | 8/6 Bosquet Street, Maidstone Vic 3012 |

## Indicative selling price

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

Range between $550,000 & $600,000

## Median sale price

Median price $632,500 Property Type Unit Suburb Maidstone

Period - From 01/10/2020 to 31/12/2020 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 | 2/52 Churchill Pl MAIDSTONE 3012 | $640,000 | 26/11/2020 |
| 2 | 9/12 Holland Ct MAIDSTONE 3012 | $580,000 | 04/12/2020 |
| 3 | 1/6 Bosquet St MAIDSTONE 3012 | $515,000 | 08/12/2020 |

**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: 14/04/2021 15:48

# 8/6 Bosquet Street, Maidstone Vic 3012




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**Property Type:**
Agent Comments

**Indicative Selling Price**
$550,000 - $600,000
**Median Unit Price**
December quarter 2020: $632,500

## Comparable Properties



**2/52 Churchill Pl MAIDSTONE 3012 (REI)**

3 1 2

**Price:** $640,000
**Method:** Sold Before Auction
**Date:** 26/11/2020
**Property Type:** Townhouse (Res)

Agent Comments



**9/12 Holland Ct MAIDSTONE 3012 (REI)**

2 1 1

**Price:** $580,000
**Method:** Sold Before Auction
**Date:** 04/12/2020
**Property Type:** Unit

Agent Comments



**1/6 Bosquet St MAIDSTONE 3012 (REI)**

2 2 1

**Price:** $515,000
**Method:** Private Sale
**Date:** 08/12/2020
**Property Type:** Townhouse (Res)

Agent Comments

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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.