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	17 Norfolk Street, Maidstone Vic 3012

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $1,068,000 Property Type House Suburb Maidstone

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

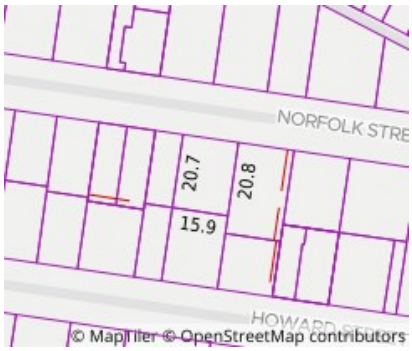
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7a Liverpool St FOOTSCRAY 3011	$732,000	30/06/2021
2	22 Titch St FOOTSCRAY 3011	$705,000	22/10/2021
3	1/41 Rosamond Rd MAIDSTONE 3012	$689,000	23/07/2021

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: 06/12/2021 11:18



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Property Type:
Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
September quarter 2021: $1,068,000

Comparable Properties

7a Liverpool St FOOTSCRAY 3011 (REI)

2 1 1

Agent Comments

Price: $732,000
Method: Sold Before Auction
Date: 30/06/2021
Property Type: House



22 Titch St FOOTSCRAY 3011 (REI)

3 2 1

Agent Comments

Price: $705,000
Method: Auction Sale
Date: 22/10/2021
Property Type: House (Res)



1/41 Rosamond Rd MAIDSTONE 3012 (REI)

3 1 1

Agent Comments

Price: $689,000
Method: Private Sale
Date: 23/07/2021
Property Type: House

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

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