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 Fisher Street, Maidstone Vic 3012

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $995,000 Property Type House Suburb Maidstone

Period - From 01/10/2021 to 31/12/2021 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	30 Jackson St MAIDSTONE 3012	$895,000	26/03/2022
2	173 Ballarat Rd MAIDSTONE 3012	$870,000	17/01/2022
3	65 Raleigh Rd MARIBYRNONG 3032	$850,000	12/02/2022

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: 31/03/2022 10:50

28 Fisher Street, Maidstone Vic 3012



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Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median House Price
December quarter 2021: $995,000

Comparable Properties



30 Jackson St MAIDSTONE 3012 (REI)

3 1 3

Price: $895,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 399 sqm approx

Agent Comments



173 Ballarat Rd MAIDSTONE 3012 (REI)

2 1 4

Price: $870,000
Method: Private Sale
Date: 17/01/2022
Property Type: House
Land Size: 562 sqm approx

Agent Comments



65 Raleigh Rd MARIBYRNONG 3032 (REI)

3 1 1

Price: $850,000
Method: Private Sale
Date: 12/02/2022
Property Type: House (Res)

Agent Comments

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

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