

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

14B Pullar Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$915,000

Property Type House

Suburb Maidstone

Period - From 01/01/2024

to 31/03/2024

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	19 Glencara St AVONDALE HEIGHTS 3034	\$1,200,000	27/02/2024
2	58 Leander St FOOTSCRAY 3011	\$1,125,000	16/04/2024
3	28a Dunedin St MAIDSTONE 3012	\$1,110,000	28/05/2024

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:

09/07/2024 16:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2024: \$915,000

Comparable Properties



19 Glencara St AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 27/02/2024
Property Type: Townhouse (Res)
Land Size: 292 sqm approx



58 Leander St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 16/04/2024
Property Type: House



28a Dunedin St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 28/05/2024
Property Type: Townhouse (Res)