

# 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

39A Fisher Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$885,000

Property Type House

Suburb Maidstone

Period - From 01/01/2023

to 31/12/2023

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	13 Birdwood St MARIBYRNONG 3032	\$1,100,000	18/12/2023
2	1/10 Pridham St MARIBYRNONG 3032	\$1,089,000	10/08/2023
3	37b Commercial St MAIDSTONE 3012	\$1,050,000	11/11/2023

**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:

29/01/2024 14:32



**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**13 Birdwood St MARIBYRNONG 3032 (REI)**

**Agent Comments**



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 18/12/2023

**Property Type:** House



**1/10 Pridham St MARIBYRNONG 3032 (REI/VG)**

**Agent Comments**



**Price:** \$1,089,000

**Method:** Sold Before Auction

**Date:** 10/08/2023

**Property Type:** Townhouse (Res)



**37b Commercial St MAIDSTONE 3012 (REI/VG)** **Agent Comments**



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 315 sqm approx