Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 39A Fisher Street, Maidstone Vic 3012

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale pi	rice							
Median price	\$885,000	Pro	operty Type	Hou	se		Suburb	Maidstone
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress 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



hockingstuart

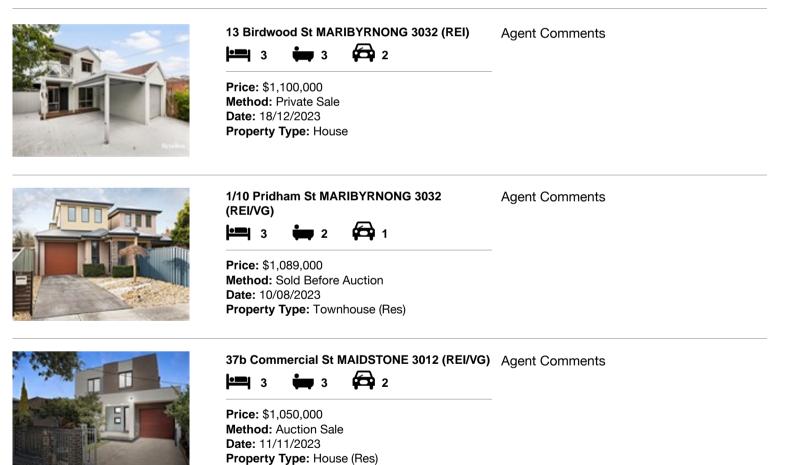




Property Type: Townhouse Agent Comments Leo Dardha 03 8387 0555 0425 718 411 Idardha@hockingstuart.com

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2023: \$885,000

Comparable Properties



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propertydata

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Land Size: 315 sqm approx

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.