## 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 5 Coleman Court, Maidstone Vic 3012

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,050,000								
Median sale price									
Median price	\$897,500	Pro	operty Type	Hou	se	Suburb	Maidstone		
Period - From	01/01/2023	to	31/03/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	31 Herbert St FOOTSCRAY 3011	\$1,100,000	15/04/2023
2	70 Ashley St WEST FOOTSCRAY 3012	\$1,050,000	31/05/2023
3	6 Dunedin St MAIDSTONE 3012	\$965,000	17/06/2023

OR

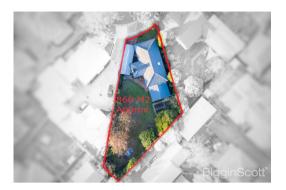
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/06/2023 09:36









Property Type: House (Res) Land Size: 860 sqm approx Agent Comments

**Indicative Selling Price** \$1,050,000 **Median House Price** March quarter 2023: \$897,500

# **Comparable Properties**



31 Herbert St FOOTSCRAY 3011 (REI)



Price: \$1,100,000 Method: Auction Sale Date: 15/04/2023 Property Type: House Land Size: 327 sqm approx

#### Agent Comments

70 Ashley St WEST FOOTSCRAY 3012 (REI) 



Price: \$1,050,000 Method: Private Sale Date: 31/05/2023 Property Type: House (Res)



6 Dunedin St MAIDSTONE 3012 (REI)

**2** 

Agent Comments

Agent Comments

Price: \$965.000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res)

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



propertydata

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