

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

5 Coleman Court, Maidstone Vic 3012

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$897,500

Property Type

House

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.

	Address 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



 3
  1
  2

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)

Agent Comments

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  -

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



70 Ashley St WEST FOOTSCRAY 3012 (REI)

Agent Comments

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  1
  1

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



6 Dunedin St MAIDSTONE 3012 (REI)

Agent Comments

 3
  1
  2

Price: \$965,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)

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