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	1/9 YARDLEY STREET MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$830,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	House	Suburb	Maidstone
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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 6 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
3/27 BAIRD STREET MAIDSTONE VIC 3012	$800,000	19-Oct-24
72 DEVONSHIRE STREET WEST FOOTSCRAY VIC 3012	$882,000	12-Jun-24
6 BERNARD STREET MAIDSTONE VIC 3012	$850,000	03-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 18 February 2025

CONSUMER AFFAIRS VICTORIA

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3/27 BAIRD STREET MAIDSTONE VIC 3012

3 2 1

Sold Price **$800,000** Sold Date **19-Oct-24**

Distance **0.18km**

72 DEVONSHIRE STREET WEST FOOTSCRAY VIC 3012

3 2 1

Sold Price **$882,000** Sold Date **12-Jun-24**

Distance **0.39km**

6 BERNARD STREET MAIDSTONE VIC 3012

2 1 2

Sold Price RS **$850,000** Sold Date **03-Sep-24**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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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	3/9 YARDLEY STREET MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	House	Suburb	Maidstone
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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 6 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
24 BAIRD STREET MAIDSTONE VIC 3012	$700,000	28-Oct-24
2A RICHELIEU STREET WEST FOOTSCRAY VIC 3012	$740,000	28-Oct-24

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 6 months.

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24 BAIRD STREET MAIDSTONE VIC 3012

3 2 1

Sold Price **$700,000** Sold Date **28-Oct-24**

Distance **0.15km**

2A RICHELIEU STREET WEST FOOTSCRAY VIC 3012

2 2 -

Sold Price RS **$740,000** Sold Date **28-Oct-24**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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