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	33 Wallace Street, Maidstone Vic 3012

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $775,000 Property Type House Suburb Maidstone

Period - From 24/11/2019 to 23/11/2020 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	20 Wallace St MAIDSTONE 3012	$900,000	19/11/2020
2	7 Wallace St MAIDSTONE 3012	$895,000	10/07/2020
3	36a Madden St MAIDSTONE 3012	$790,000	08/11/2020

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: 24/11/2020 12:44

JAS STEPHENS



2 -

Property Type: House (Previously Occupied - Detached)
Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
24/11/2019 - 23/11/2020: $775,000

Comparable Properties



20 Wallace St MAIDSTONE 3012 (REI)

4 2 2

Price: $900,000
Method: Private Sale
Date: 19/11/2020
Rooms: 6
Property Type: House
Land Size: 356 sqm approx

Agent Comments



7 Wallace St MAIDSTONE 3012 (REI/VG)

3 2 1

Price: $895,000
Method: Sold Before Auction
Date: 10/07/2020
Property Type: House (Res)
Land Size: 238 sqm approx

Agent Comments



36a Madden St MAIDSTONE 3012 (REI)

3 2 1

Price: $790,000
Method: Private Sale
Date: 08/11/2020
Rooms: 5
Property Type: House (Res)

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

REIV propertydata.com.au

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.