

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

2/6 Baird Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$815,000

House

X

Unit

Suburb

Maidstone

Period - From

01/07/2017

to

30/09/2017

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	16a Madden St MAIDSTONE 3012	\$825,000	12/08/2017
2	19 Montgomery St MAIDSTONE 3012	\$715,000	14/10/2017
3	2/12 Janson St MAIDSTONE 3012	\$650,000	16/09/2017

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.~~

2/6 Baird Street, Maidstone Vic 3012



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
September quarter 2017: \$815,000

Comparable Properties



16a Madden St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$825,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 158 sqm approx



19 Montgomery St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 230 sqm approx



2/12 Janson St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 3
Property Type: Townhouse (Res)