

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

17 Bosquet Street, Maidstone Vic 3012

Indicative selling price

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

Single Price

\$950,000

Median sale price

Median price

\$857,500

Property Type

House

Suburb

Maidstone

Period - From

09/08/2023

to

08/08/2024

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	17 Delacey St MAIDSTONE 3012	\$1,150,000	06/07/2024
2	4 Dunedin St MAIDSTONE 3012	\$931,000	29/06/2024
3	12 Suffolk St MAIDSTONE 3012	\$1,160,000	27/04/2024

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:

09/08/2024 14:31

17 Bosquet Street, Maidstone Vic 3012



3 -

Property Type: Development Site (Res)
Land Size: 589 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
09/08/2023 - 08/08/2024: \$857,500

Comparable Properties



17 Delacey St MAIDSTONE 3012 (REI)

Agent Comments

3 1 4

Price: \$1,150,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 758 sqm approx



4 Dunedin St MAIDSTONE 3012 (REI)

Agent Comments

4 1 2

Price: \$931,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 584 sqm approx



12 Suffolk St MAIDSTONE 3012 (REI/VG)

Agent Comments

3 1 2

Price: \$1,160,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 475 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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