



Ben Malaga

P 03 9041 5303

M 0431 318 984

E ben@malagarealestate.com.au

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

44 Inkerman Street Maidstone VIC 3012

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$750,000

### Median Sale Price

\$795,000 Houses in Maidstone between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.

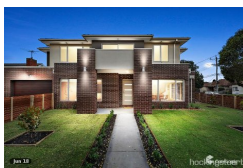


**3B Havelock Street Maidstone VIC 3012**

3 2 1

Sold Price **\$770,000** Sold Date **15-Sep-18**

Distance **0.04km**



**40 Inkerman Street Maidstone VIC 3012**

3 2 1

Sold Price **\$797,000** Sold Date **28-Jul-18**

Distance **0.04km**



**47B Madden Street Maidstone VIC 3012**

3 2 1

Sold Price **\$755,000** Sold Date **31-Jul-18**

Distance **0.43km**

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