



Ben Malaga

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Section 47AF of the Estate Agents Act 1980

OTHER Offered for Sale

1/12 Studley Street Maidstone VIC 3012



Indicative Selling Price

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

Range between \$700,000 & \$750,000

Median Sale Price

\$795,000 Others in Maidstone between 01 Oct 2017 - 30 Sep 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.



47B Madden Street Maidstone VIC 3012



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

Distance **0.08km**



16B Suffolk Street Maidstone VIC 3012



Sold Price **\$785,000** Sold Date **01-Sep-18**

Distance **0.19km**



3B Havelock Street Maidstone VIC 3012



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

Distance **0.45km**

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OTHER Offered for Sale

2/12 Studley Street Maidstone VIC 3012



Indicative Selling Price

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

Range between \$620,000 & \$670,000

Median Sale Price

\$795,000 Others in Maidstone between 01 Oct 2017 - 30 Sep 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.



1/3 Edmund Street Maidstone VIC 3012



Sold Price \$725,000 Sold Date 02-Sep-17

Distance 0.75km



3/3 Montgomery Street Maidstone VIC 3012



Sold Price \$675,000 Sold Date 06-Oct-18

Distance 1.26km



2/8 Bernard Street Maidstone VIC 3012



Sold Price \$685,000 Sold Date 14-Oct-17

Distance 1.27km

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