

# 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

14 Emu Road, Maidstone Vic 3012

### Indicative selling price

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

Range between \$780,000 & \$830,000

### Median sale price

Median price \$800,000

Property Type House

Suburb Maidstone

Period - From 01/10/2019

to 30/09/2020

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	6 Dunedin St MAIDSTONE 3012	\$855,000	14/12/2020
2	17 Wallace St MAIDSTONE 3012	\$810,000	28/11/2020
3	19 Ballarat Rd MAIDSTONE 3012	\$780,000	10/11/2020

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:

12/01/2021 16:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$780,000 - \$830,000

**Median House Price**

Year ending September 2020: \$800,000

## Comparable Properties



**6 Dunedin St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$855,000

**Method:** Sold Before Auction

**Date:** 14/12/2020

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**17 Wallace St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$810,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)



**19 Ballarat Rd MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 10/11/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 126 sqm approx