

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

16 Summerhill Road, Maidstone Vic 3012

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,140,000 Property Type House Suburb Maidstone

Period - From 01/04/2022 to 30/06/2022 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	20 Howard St MAIDSTONE 3012	\$880,000	05/02/2022
2	43 Lindenow St MAIDSTONE 3012	\$875,000	07/05/2022
3	39 Norfolk St MAIDSTONE 3012	\$855,000	14/07/2022

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:

01/08/2022 16:18



Property Type:
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

June quarter 2022: \$1,140,000

Comparable Properties



20 Howard St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 05/02/2022

Property Type: House (Res)

Land Size: 163 sqm approx



43 Lindenow St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$875,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 420 sqm approx



39 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 14/07/2022

Property Type: House

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