

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

5 Ulmara Parkway, Maidstone Vic 3012

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$652,500

Property Type

Unit

Suburb

Maidstone

Period - From

20/05/2020

to

19/05/2021

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	7 Crefden St MAIDSTONE 3012	\$670,000	13/04/2021
2	54 Wests Rd MARIBYRNONG 3032	\$635,000	03/05/2021
3	21 Kiln Wlk MAIDSTONE 3012	\$625,000	09/01/2021

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:

20/05/2021 09:49



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$630,000

Median Unit Price

20/05/2020 - 19/05/2021: \$652,500

Comparable Properties



7 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

3 2 2

Price: \$670,000

Method: Private Sale

Date: 13/04/2021

Property Type: Townhouse (Res)



54 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

3 2 2

Price: \$635,000

Method: Private Sale

Date: 03/05/2021

Property Type: Townhouse (Single)



21 Kiln Wik MAIDSTONE 3012 (REI/VG)

Agent Comments

3 2 1

Price: \$625,000

Method: Auction Sale

Date: 09/01/2021

Property Type: Townhouse (Res)

Land Size: 75 sqm approx