

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

1/10 Greenham Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$587,500 Property Type Unit Suburb Maidstone

Period - From 01/10/2019 to 31/12/2019 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	4/11 Churchill Av MAIDSTONE 3012	\$545,000	29/11/2019
2	2/15 Yardley St MAIDSTONE 3012	\$542,000	14/11/2019
3	1/24 Barrie Ct BRAYBROOK 3019	\$537,000	07/12/2019

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:

29/01/2020 16:47



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

December quarter 2019: \$587,500

Comparable Properties



4/11 Churchill Av MAIDSTONE 3012 (REI)

Agent Comments



Price: \$545,000

Method: Sold Before Auction

Date: 29/11/2019

Rooms: 5

Property Type: Townhouse (Res)

2/15 Yardley St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$542,000

Method: Sold Before Auction

Date: 14/11/2019

Property Type: Townhouse (Res)



1/24 Barrie Ct BRAYBROOK 3019 (REI)

Agent Comments



Price: \$537,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)