

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

3/4 Deakin Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$639,000

Property Type Unit

Suburb Maidstone

Period - From 01/04/2023

to

30/06/2023

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	1/32 Burns St MAIDSTONE 3012	\$800,000	05/06/2023
2	57 Ringtail Cirt MAIDSTONE 3012	\$782,000	22/07/2023
3	1/19 Dunedin St MAIDSTONE 3012	\$760,000	26/08/2023

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:

18/09/2023 15:34



3 2 1

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

June quarter 2023: \$639,000

Comparable Properties



1/32 Burns St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$800,000

Method: Sold Before Auction

Date: 05/06/2023

Property Type: Unit



57 Ringtail Cirt MAIDSTONE 3012 (REI)

Agent Comments

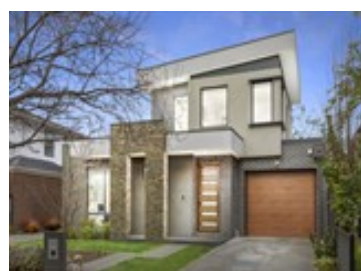
3 2 2

Price: \$782,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)



1/19 Dunedin St MAIDSTONE 3012 (REI)

Agent Comments

3 2 2

Price: \$760,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)