

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

2 Magnolia Path, Maidstone Vic 3012

Indicative selling price

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

Single price

\$620,000

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	18 Magnolia Path MAIDSTONE 3012	\$610,000	29/07/2023
2	501/86 La Scala Av MARIBYRNONG 3032	\$610,000	11/05/2023
3	410/45 Edgewater Blvd MARIBYRNONG 3032	\$574,000	22/06/2023

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:

31/07/2023 14:48



2
 2
 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$620,000

Median Unit Price
 June quarter 2023: \$639,000

Comparable Properties



18 Magnolia Path MAIDSTONE 3012 (REI)

Agent Comments

2
 2
 2

Price: \$610,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Apartment



501/86 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2
 2
 2

Price: \$610,000
Method: Private Sale
Date: 11/05/2023
Property Type: Apartment



410/45 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

2
 2
 1

Price: \$574,000
Method: Private Sale
Date: 22/06/2023
Property Type: Apartment