

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

4/3 Rooney Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Maidstone

Period - From

01/07/2021

to

30/09/2021

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	5/732 Barkly St WEST FOOTSCRAY 3012	\$755,000	26/10/2021
2	1/42 Burns St MAIDSTONE 3012	\$720,000	15/11/2021
3	8b Carlyle St MAIDSTONE 3012	\$690,000	06/11/2021

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:

20/11/2021 15:59

4/3 Rooney Street, Maidstone Vic 3012



 3  1  1

Property Type: Land
Agent Comments

Indicative Selling Price
\$720,000
Median Unit Price
September quarter 2021: \$780,000

Comparable Properties



5/732 Barkly St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

 3  2  2

Price: \$755,000
Method: Sold Before Auction
Date: 26/10/2021
Property Type: Townhouse (Res)

1/42 Burns St MAIDSTONE 3012 (REI) **Agent Comments**

 3  1  1

Price: \$720,000
Method: Private Sale
Date: 15/11/2021
Rooms: 3
Property Type: Townhouse (Res)



8b Carlyle St MAIDSTONE 3012 (REI) **Agent Comments**

 2  1  2

Price: \$690,000
Method: Sold Before Auction
Date: 06/11/2021
Property Type: Townhouse (Single)
Land Size: 159 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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