

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	3/44 Burns Street, Maidstone Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$650,000
	4000,000	<u>~</u>	

Median sale price

Median price	\$610,000	Hou	se	Unit	Х	Suburk	Maidstone
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

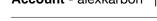
Comparable property sales (*Delete A or B below as applicable)

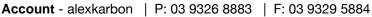
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

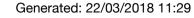
Ad	dress of comparable property	Price	Date of sale
1	2/49 Richelieu St MAIDSTONE 3012	\$692,500	08/12/2017
2	2/44 Burns St MAIDSTONE 3012	\$673,500	25/11/2017
3	1/5 Wattle Rd MAIDSTONE 3012	\$660,000	21/10/2017

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.

















Rooms:

Property Type: Unit Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price December quarter 2017: \$610,000

Comparable Properties



2/49 Richelieu St MAIDSTONE 3012 (REI)

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Price: \$692,500 Method: Private Sale Date: 08/12/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2/44 Burns St MAIDSTONE 3012 (REI)

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Price: \$673,500 **Method:** Auction Sale **Date:** 25/11/2017

Rooms: 4

Property Type: House (Res)

Agent Comments



1/5 Wattle Rd MAIDSTONE 3012 (REI)

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Price: \$660,000 **Method:** Auction Sale **Date:** 21/10/2017

Rooms: 4

Property Type: House (Res)

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





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