

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

1/19 Burns Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$550,000

&

\$590,000

Median sale price

Median price \$793,000

House

X

Unit

Suburb

Maidstone

Period - From 01/04/2017

to

30/06/2017

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	2/19 Burns St MAIDSTONE 3012	\$580,000	28/07/2017
2	4/107-109 Ballarat Rd MAIDSTONE 3012	\$555,000	01/07/2017
3	3/1 Carmichael St WEST FOOTSCRAY 3012	\$530,000	16/04/2017

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:

Agent Comments

Comparable Properties



2/19 Burns St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 28/07/2017

Rooms: 3

Property Type: Townhouse (Res)

4/107-109 Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: Townhouse (Res)



3/1 Carmichael St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 16/04/2017

Rooms: 4

Property Type: Townhouse (Res)