

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

19 Renown Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$800,000

Median sale price

Median price

\$895,000

Property Type

House

Suburb

Maidstone

Period - From

23/10/2022

to

22/10/2023

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	38a Suffolk St MAIDSTONE 3012	\$870,000	04/09/2023
2	1/4 Balmoral St BRAYBROOK 3019	\$810,000	15/09/2023
3	38 Eucalyptus Dr MAIDSTONE 3012	\$775,000	19/10/2023

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:

23/10/2023 15:47



Property Type:
Agent Comments

Indicative Selling Price

\$800,000

Median House Price

23/10/2022 - 22/10/2023: \$895,000

Comparable Properties



38a Suffolk St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 04/09/2023

Property Type: Townhouse (Single)



1/4 Balmoral St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 15/09/2023

Property Type: Townhouse (Single)



38 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 19/10/2023

Property Type: Townhouse (Single)