

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

22 George Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$829,000

Median sale price

Median price

\$705,000

Property Type

Townhouse

Suburb

Maidstone

Period - From

29/11/2020

to

28/11/2021

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	14 Foreman Way MAIDSTONE 3012	\$845,000	15/11/2021
2	16 George St MAIDSTONE 3012	\$820,000	24/08/2021
3	2/170 Mitchell St MAIDSTONE 3012	\$820,000	17/07/2021

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:

29/11/2021 16:27



Property Type:
Agent Comments

Indicative Selling Price

\$829,000

Median Townhouse Price

29/11/2020 - 28/11/2021: \$705,000

Comparable Properties



14 Foreman Way MAIDSTONE 3012 (REI)

Agent Comments



Price: \$845,000

Method: Sold Before Auction

Date: 15/11/2021

Property Type: House (Res)



16 George St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 24/08/2021

Property Type: Townhouse (Res)

2/170 Mitchell St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 17/07/2021

Property Type: Townhouse (Res)

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