

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 2/41 Wattle Road, Maidstone Vic 3012

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$580,944 House Unit X Suburb Maidstone

Period - From 01/01/2018 to 31/12/2018 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	5/11 Churchill Av MAIDSTONE 3012	\$595,000	05/02/2019
2	1/41-43 Wattle Rd MAIDSTONE 3012	\$540,000	24/11/2018
3	1/7 Irving Ct MAIDSTONE 3012	\$506,000	23/02/2019

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.



2
 2
 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$549,000

Median Unit Price
 Year ending December 2018: \$580,944

Comparable Properties



5/11 Churchill Av MAIDSTONE 3012 (REI)

Agent Comments

2
 1
 2

Price: \$595,000
Method: Sold Before Auction
Date: 05/02/2019
Rooms: -
Property Type: Townhouse (Res)

1/41-43 Wattle Rd MAIDSTONE 3012 (VG)

Agent Comments

2
 2
 1

Price: \$540,000
Method: Sale
Date: 24/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/7 Irving Ct MAIDSTONE 3012 (REI)

Agent Comments

2
 1
 1

Price: \$506,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: Townhouse (Res)