

# 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

6 Dunedin Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$800,000

Property Type

House

Suburb

Maidstone

Period - From

01/10/2019

to

30/09/2020

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 Bosquet St MAIDSTONE 3012	\$825,000	09/10/2020
2	19 Ballarat Rd MAIDSTONE 3012	\$780,000	10/11/2020
3	13 Cambridge St MAIDSTONE 3012	\$740,000	07/11/2020

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:

24/11/2020 15:50



**Property Type:** House (Res)  
**Land Size:** 579.572 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median House Price**

Year ending September 2020: \$800,000

## Comparable Properties



**14 Bosquet St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$825,000  
**Method:** Sold Before Auction  
**Date:** 09/10/2020  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx



**19 Ballarat Rd MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 10/11/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 126 sqm approx



**13 Cambridge St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 07/11/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 468 sqm approx