

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

77 Ulmara Parkway, Maidstone Vic 3012

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$721,000

Property Type Townhouse

Suburb Maidstone

Period - From 29/08/2021

to

28/08/2022

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	1/46 Churchill PI MAIDSTONE 3012	\$665,000	11/10/2021
2	37 Ulmara Pwy MAIDSTONE 3012	\$640,000	28/06/2021
3	5 Ulmara Pwy MAIDSTONE 3012	\$630,000	22/05/2021

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:

29/08/2022 13:04



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Townhouse Price

29/08/2021 - 28/08/2022: \$721,000

Comparable Properties



1/46 Churchill PI MAIDSTONE 3012 (REI)

Agent Comments

2 2 2

Price: \$665,000

Method: Private Sale

Date: 11/10/2021

Property Type: Townhouse (Res)



37 Ulmara Pwy MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$640,000

Method: Sold Before Auction

Date: 28/06/2021

Property Type: House (Res)



5 Ulmara Pwy MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 22/05/2021

Property Type: Townhouse (Single)