

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

61 Ringtail Circuit Maidstone VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Maidstone

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

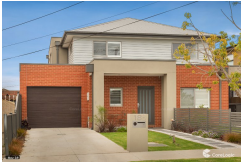
Date of sale

| | | |
|---------------------------------------|-----------|-----------|
| 18B Marsh Street Maidstone VIC 3012 | \$900,000 | 13-Dec-19 |
| 19 Allara Avenue Maribyrnong VIC 3032 | \$935,000 | 19-Apr-20 |
| 6 Curtin Court Maidstone VIC 3012 | \$820,000 | 23-Feb-20 |

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 6 months.~~

This Statement of Information was prepared on: 29 May 2020



18B Marsh Street Maidstone VIC 3012

3 2 3

Sold Price

\$900,000

Sold Date

13-Dec-19

Distance

0.35km



19 Allara Avenue Maribyrnong VIC 3032

4 2 1

Sold Price

\$935,000

Sold Date

19-Apr-20

Distance

0.53km



6 Curtin Court Maidstone VIC 3012

4 2 1

Sold Price

^{RS} **\$820,000**

Sold Date

23-Feb-20

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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