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	7 RENOWN STREET 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~~		or range between	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$849,500	Property type	House	Suburb	Maidstone
Period-from	01 Apr 2024	to	31 Mar 2025	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
34 CREMORNE STREET BRAYBROOK VIC 3019	$620,000	07-Apr-25
47 YARDLEY STREET MAIDSTONE VIC 3012	$610,000	12-Dec-24
3/138 DUKE STREET BRAYBROOK VIC 3019	$581,150	07-Nov-24

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: 15 April 2025

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34 CREMORNE STREET BRAYBROOK VIC 3019

2 1 1

Sold Price RS $620,000 Sold Date 07-Apr-25

Distance 0.95km

47 YARDLEY STREET MAIDSTONE VIC 3012

2 1 1

Sold Price $610,000 Sold Date 12-Dec-24

Distance 0.97km

3/138 DUKE STREET BRAYBROOK VIC 3019

2 1 1

Sold Price $581,150 Sold Date 07-Nov-24

Distance 1.88km

RS = Recent sale **UN** = Undisclosed Sale

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