

# 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

1/108 Ashley 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 \$595,000 & \$645,000

### Median sale price

Median price \$712,500 Property Type Unit Suburb Maidstone

Period - From 01/01/2021 to 31/03/2021 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	2/8 Military Rd AVONDALE HEIGHTS 3034	\$650,000	14/05/2021
2	1/32 Curtin St MAIDSTONE 3012	\$630,000	10/05/2021
3	2/41 Radio St MAIDSTONE 3012	\$630,000	25/04/2021

**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:

12/07/2021 16:29

1/108 Ashley Street, Maidstone Vic 3012



 2  2  1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$595,000 - \$645,000

**Median Unit Price**

March quarter 2021: \$712,500

## Comparable Properties

**2/8 Military Rd AVONDALE HEIGHTS 3034 (VG)** Agent Comments

 2  -  -

**Price:** \$650,000

**Method:** Sale

**Date:** 14/05/2021

**Property Type:** Flat/Unit/Apartment (Res)

**1/32 Curtin St MAIDSTONE 3012 (VG)**

Agent Comments

 2  -  -

**Price:** \$630,000

**Method:** Sale

**Date:** 10/05/2021

**Property Type:** Flat/Unit/Apartment (Res)

**2/41 Radio St MAIDSTONE 3012 (VG)**

Agent Comments

 2  -  -

**Price:** \$630,000

**Method:** Sale

**Date:** 25/04/2021

**Property Type:** Flat/Unit/Apartment (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044