

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 Finch Walk 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$804,000

Property type

House

Suburb

Maidstone

Period-from

01 Aug 2020

to

31 Jul 2021

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

6 Ringtail Circuit Maidstone VIC 3012	\$940,000	11-Jun-21
16 Ringtail Circuit Maidstone VIC 3012	\$1,052,000	05-Jun-21
2/18 Deakin Street Maidstone VIC 3012	\$955,000	25-May-21

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.~~

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6 Ringtail Circuit Maidstone VIC 3012

4 2 3

Sold Price ^{RS} **\$940,000** ^{UN} Sold Date **11-Jun-21**

Distance **0.03km**



16 Ringtail Circuit Maidstone VIC 3012

4 2 2

Sold Price ^{RS} **\$1,052,000** Sold Date **05-Jun-21**

Distance **0.04km**



2/18 Deakin Street Maidstone VIC 3012

4 2 2

Sold Price **\$955,000** Sold Date **25-May-21**

Distance **1.28km**

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

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