

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

1/32 BURNS 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2022

to

30 Apr 2023

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

2/4 DEAKIN STREET MAIDSTONE VIC 3012	\$776,000	09-Mar-23
23 DUNEDIN STREET MAIDSTONE VIC 3012	\$750,000	16-Mar-23
1/88 SUFFOLK STREET MAIDSTONE VIC 3012	\$828,000	04-Mar-23

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: 12 May 2023


**2/4 DEAKIN STREET MAIDSTONE
VIC 3012**
 3  2  2

Sold Price

\$776,000

Sold Date

09-Mar-23

Distance

0.36km

**23 DUNEDIN STREET MAIDSTONE
VIC 3012**
 3  2  2

Sold Price

\$750,000

Sold Date

16-Mar-23

Distance

0.87km

**1/88 SUFFOLK STREET
MAIDSTONE VIC 3012**
 3  2  2

Sold Price

\$828,000

Sold Date

04-Mar-23

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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