

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

13 Coleman Court 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Maidstone

Period-from

01 Mar 2020

to

28 Feb 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

17 Wallace Street Maidstone VIC 3012	\$810,000	28-Nov-20
14 Bosquet Street Maidstone VIC 3012	\$825,000	09-Oct-20
19 Bosquet Street Maidstone VIC 3012	\$825,000	04-Jan-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.~~

This Statement of Information was prepared on: 30 March 2021



17 Wallace Street Maidstone VIC 3012

Sold Price

^{RS}

\$810,000

Sold Date

28-Nov-20

2

1

3

Distance

0.46km



14 Bosquet Street Maidstone VIC 3012

Sold Price

\$825,000

Sold Date

09-Oct-20

3

1

2

Distance

0.64km



19 Bosquet Street Maidstone VIC 3012

Sold Price

Sold Date

04-Jan-21

2

1

2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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