



4   2   2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$740,000  
**Median Unit Price**  
March quarter 2017: \$582,500

## Comparable Properties



**19 Clarendon St MAIDSTONE 3012 (REI)**

**Agent Comments**

3   2   2

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 200 sqm



**2/56 Mitchell St MAIDSTONE 3012 (REI)**

**Agent Comments**

3   2   2

**Price:** \$725,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**2-4/11 Baird St MAIDSTONE 3012 (REI)**

**Agent Comments**

3   2   1

**Price:** \$722,000  
**Method:** Private Sale  
**Date:** 09/03/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)

## 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	2/170 Mitchell Street, Maidstone Vic 3012
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$740,000

#### Median sale price

Median price \$582,500      Unit X      Suburb Maidstone

Period - From 01/01/2017 to 31/03/2017      Source REIV

#### Comparable property sales

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
19 Clarendon St MAIDSTONE 3012	\$730,000	25/02/2017
2/56 Mitchell St MAIDSTONE 3012	\$725,000	20/05/2017
2-4/11 Baird St MAIDSTONE 3012	\$722,000	09/03/2017