

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

50b Emu Road, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$845,000

Property Type

House

Suburb

Maidstone

Period - From

01/04/2020

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	16 Wild Cherry St MARIBYRNONG 3032	\$855,000	16/02/2021
2	17/41 Thomson St MAIDSTONE 3012	\$815,000	13/01/2021
3	1/81 Mitchell St MAIDSTONE 3012	\$800,000	20/02/2021

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:

22/04/2021 14:09

50b Emu Road, Maidstone Vic 3012



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$810,000
Median House Price
Year ending March 2021: \$845,000

Comparable Properties



16 Wild Cherry St MARIBYRNONG 3032 (REI) Agent Comments



Price: \$855,000
Method: Private Sale
Date: 16/02/2021
Property Type: House

17/41 Thomson St MAIDSTONE 3012 (VG) Agent Comments



Price: \$815,000
Method: Sale
Date: 13/01/2021
Property Type: Flat/Unit/Apartment (Res)

1/81 Mitchell St MAIDSTONE 3012 (REI) Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Townhouse (Res)

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