

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

1/4 Spurling Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Maidstone

Period - From

14/02/2021

to

13/02/2022

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	5/42 Eucalyptus Dr MAIDSTONE 3012	\$567,500	13/11/2021
2	4/134 Ballarat Rd MAIDSTONE 3012	\$535,000	28/09/2021
3	4/1 Edmund St MAIDSTONE 3012	\$525,000	09/12/2021

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:

14/02/2022 17:50

1/4 Spurling Street, Maidstone Vic 3012

Tony Gerace
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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$525,000

Median Unit Price
14/02/2021 - 13/02/2022: \$660,000

Comparable Properties

5/42 Eucalyptus Dr MAIDSTONE 3012 (REI/VG) Agent Comments



Price: \$567,500
Method: Auction Sale
Date: 13/11/2021
Property Type: Apartment



4/134 Ballarat Rd MAIDSTONE 3012 (VG)

Agent Comments



Price: \$535,000
Method: Sale
Date: 28/09/2021
Property Type: Townhouse (Conjoined)



4/1 Edmund St MAIDSTONE 3012 (VG)

Agent Comments



Price: \$525,000
Method: Sale
Date: 09/12/2021
Property Type: Townhouse (Conjoined)

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



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