

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

1/46 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2019

to

31 Dec 2019

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

2B Bosquet Street Maidstone VIC 3012	\$630,000	19-Sep-19
4/19 Holland Court Maidstone VIC 3012	\$629,000	21-Feb-18

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: 09 January 2020



2B Bosquet Street Maidstone VIC 3012

Sold Price

\$630,000

Sold Date

19-Sep-19

 2

 2

 1

Distance

0.31km



4/19 Holland Court Maidstone VIC 3012

Sold Price

\$629,000

Sold Date

21-Feb-18

 2

 1

 1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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