

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

4/32C Burns Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Maidstone

Period - From 09/03/2020

to

08/03/2021

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	5/42 Burns St MAIDSTONE 3012	\$687,500	08/01/2021
2	4/19 Burns St MAIDSTONE 3012	\$670,000	12/12/2020
3	1/17 Holland Ct MAIDSTONE 3012	\$625,000	27/01/2021

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:

09/03/2021 13:38

4/32C Burns Street, Maidstone Vic 3012



Property Type:
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
09/03/2020 - 08/03/2021: \$640,000

Comparable Properties

5/42 Burns St MAIDSTONE 3012 (VG)

Agent Comments



Price: \$687,500
Method: Sale
Date: 08/01/2021
Property Type: Flat/Unit/Apartment (Res)

4/19 Burns St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 12/12/2020
Property Type: Townhouse (Res)



1/17 Holland Ct MAIDSTONE 3012 (REI)

Agent Comments



Price: \$625,000
Method: Sold Before Auction
Date: 27/01/2021
Property Type: Townhouse (Res)

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