

# 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

2/4 Deakin Street, Maidstone Vic 3012

### Indicative selling price

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

Range between \$670,000

&

\$720,000

### Median sale price

Median price \$699,000

Property Type Townhouse

Suburb Maidstone

Period - From 20/02/2022

to

19/02/2023

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 | 19 Montgomery St MAIDSTONE 3012 | \$775,000 | 05/11/2022   |
| 2 | 53 Ulmara Pwy MAIDSTONE 3012    | \$695,000 | 19/09/2022   |
| 3 | 2/11 Spurling St MAIDSTONE 3012 | \$675,000 | 12/10/2022   |

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:

20/02/2023 12:16



3   
 2   
 2

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 137 sqm approx

Agent Comments

**Indicative Selling Price**

\$670,000 - \$720,000

**Median Townhouse Price**

20/02/2022 - 19/02/2023: \$699,000

## Comparable Properties



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

Agent Comments

2   
 1   
 2

**Price:** \$775,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** Townhouse (Res)



**53 Ulmara Pwy MAIDSTONE 3012 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 19/09/2022

**Property Type:** Townhouse (Single)



**2/11 Spurling St MAIDSTONE 3012 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$675,000

**Method:** Sold Before Auction

**Date:** 12/10/2022

**Property Type:** Townhouse (Res)