

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

9 STEEL WALK 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Oct 2021

to

30 Sep 2022

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

6 MANDREL STREET MAIDSTONE VIC 3012	\$590,000	30-Sep-22
10 STEEL WALK MAIDSTONE VIC 3012	\$595,000	01-Oct-22
77 ULMARA PARKWAY MAIDSTONE VIC 3012	\$670,000	10-Sep-22

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: 17 October 2022



6 MANDREL STREET MAIDSTONE VIC 3012

2 1 1

Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **30-Sep-22**

Distance **0.02km**



10 STEEL WALK MAIDSTONE VIC 3012

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **01-Oct-22**

Distance **0.02km**



77 ULMARA PARKWAY MAIDSTONE VIC 3012

3 2 1

Sold Price **\$670,000** Sold Date **10-Sep-22**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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