

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

12 Summerhill Road 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

\$575,000

&

\$625,000

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

9B Liverpool Street Footscray VIC 3011	\$622,500	04-Nov-19
4/25 Thomson Street Maidstone VIC 3012	\$615,000	13-Dec-19
3/48 Mitchell Street Maribyrnong VIC 3032	\$585,000	11-Oct-19

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: 06 January 2020



9B Liverpool Street Footscray VIC 3011

Sold Price

\$622,500

Sold Date

04-Nov-19

2

1

1

Distance

0.51km



4/25 Thomson Street Maidstone VIC 3012

Sold Price

^{RS} **\$615,000** ^{UN}

Sold Date

13-Dec-19

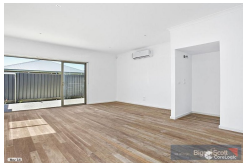
2

1

1

Distance

0.71km



3/48 Mitchell Street Maribyrnong VIC 3032

Sold Price

\$585,000

Sold Date

11-Oct-19

2

1

1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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