

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

23 Dunedin Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$699,000

Property Type

Townhouse

Suburb

Maidstone

Period - From

15/02/2022

to

14/02/2023

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	8 Curtin St MAIDSTONE 3012	\$778,000	19/11/2022
2	19 Montgomery St MAIDSTONE 3012	\$775,000	05/11/2022
3	1/24 Churchill Av MAIDSTONE 3012	\$699,000	08/09/2022

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:

15/02/2023 11:51



3
 2
 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$750,000

Median Townhouse Price

15/02/2022 - 14/02/2023: \$699,000

Comparable Properties



8 Curtin St MAIDSTONE 3012 (REI)

Agent Comments

3
 2
 2

Price: \$778,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Townhouse (Res)



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)



1/24 Churchill Av MAIDSTONE 3012 (REI)

Agent Comments

4
 1
 3

Price: \$699,000

Method: Private Sale

Date: 08/09/2022

Property Type: Townhouse (Res)