

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

4/16 Yardley Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price

\$639,000

Property Type

Unit

Suburb

Maidstone

Period - From

01/04/2023

to

30/06/2023

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	1 Whittaker St MAIDSTONE 3012	\$637,000	24/05/2023
2	11a Deakin St MAIDSTONE 3012	\$600,000	28/02/2023
3	1/7 Yardley Ct MAIDSTONE 3012	\$510,000	15/08/2023

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:

24/08/2023 14:44



2
 1
 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

June quarter 2023: \$639,000

Comparable Properties



1 Whittaker St MAIDSTONE 3012 (REI/VG)

Agent Comments

2
 1
 1

Price: \$637,000

Method: Private Sale

Date: 24/05/2023

Property Type: Unit

Land Size: 210 sqm approx

11a Deakin St MAIDSTONE 3012 (VG)

Agent Comments

2
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Price: \$600,000

Method: Sale

Date: 28/02/2023

Property Type: Flat/Unit/Apartment (Res)



1/7 Yardley Ct MAIDSTONE 3012 (REI)

Agent Comments

2
 1
 1

Price: \$510,000

Method: Private Sale

Date: 15/08/2023

Property Type: Unit

Land Size: 174 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099