

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

2/13 Clarendon Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Maidstone

Period - From 01/01/2020 to 31/03/2020 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	14 Spurling St MAIDSTONE 3012	\$650,000	07/05/2020
2	25b Dunedin St MAIDSTONE 3012	\$620,000	21/03/2020
3	2/19 Holland Ct MAIDSTONE 3012	\$603,000	30/04/2020

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:

03/07/2020 10:40

2/13 Clarendon Street, Maidstone Vic 3012



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median Unit Price
March quarter 2020: \$635,000

Comparable Properties



14 Spurling St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 07/05/2020
Property Type: Townhouse (Single)

25b Dunedin St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 21/03/2020
Property Type: Townhouse (Res)
Land Size: 113 sqm approx



2/19 Holland Ct MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$603,000
Method: Private Sale
Date: 30/04/2020
Rooms: 4
Property Type: Townhouse (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.