

## 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

5 DESMOND STREET MAIDSTONE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/12 STUDLEY STREET MAIDSTONE VIC 3012	\$702,500	23-Sep-24
6/49 ROSAMOND ROAD MAIDSTONE VIC 3012	\$720,000	26-May-24
1/116 BALLARAT ROAD MAIDSTONE VIC 3012	\$690,000	02-Feb-24

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 2024

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**2/12 STUDLEY STREET  
MAIDSTONE VIC 3012**

3 2 1

Sold Price <sup>RS</sup> **\$702,500** Sold Date **23-Sep-24**

Distance **0.91km**



**6/49 ROSAMOND ROAD  
MAIDSTONE VIC 3012**

3 2 1

Sold Price **\$720,000** Sold Date **26-May-24**

Distance **0.91km**



**1/116 BALLARAT ROAD  
MAIDSTONE VIC 3012**

3 2 1

Sold Price **\$690,000** Sold Date **02-Feb-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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