

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 Clarendon Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$800,000

Property Type House

Suburb Maidstone

Period - From 01/04/2019

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 Hutton St MAIDSTONE 3012	\$751,000	06/12/2019
2	34 Crothers St BRAYBROOK 3019	\$740,000	29/02/2020
3	11 Cambridge St MAIDSTONE 3012	\$693,000	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:

18/05/2020 09:23



 2  1  1

Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
Year ending March 2020: \$800,000

Comparable Properties



14 Hutton St MAIDSTONE 3012 (REI)

Agent Comments

 3  1  1

Price: \$751,000
Method: Private Sale
Date: 06/12/2019
Rooms: 5
Property Type: House
Land Size: 579 sqm approx



34 Crothers St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$740,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 747 sqm approx



11 Cambridge St MAIDSTONE 3012 (REI)

Agent Comments

 3  1  2

Price: \$693,000
Method: Private Sale
Date: 30/04/2020
Rooms: 5
Property Type: House
Land Size: 468 sqm approx