

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

57 RINGTAIL CIRCUIT MAIDSTONE VIC 3012

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jun 2022

to

31 May 2023

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

49 INKERMAN STREET MAIDSTONE VIC 3012	\$808,000	04-Mar-23
46A SUFFOLK STREET MAIDSTONE VIC 3012	\$909,000	27-May-23
39 RINGTAIL CIRCUIT MAIDSTONE VIC 3012	\$1,250,000	01-Apr-23

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: 27 June 2023


**49 INKERMANN STREET
MAIDSTONE VIC 3012**

3 2 1

Sold Price \$808,000 Sold Date 04-Mar-23
Distance 0.32km

**46A SUFFOLK STREET
MAIDSTONE VIC 3012**

3 2 2

Sold Price ^{RS} \$909,000 Sold Date 27-May-23
Distance 0.84km

**39 RINGTAIL CIRCUIT MAIDSTONE
VIC 3012**

3 2 2

Sold Price \$1,250,000 Sold Date 01-Apr-23
Distance 0.09km
RS = Recent sale

UN = Undisclosed Sale

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