

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

2/7 Bernard Street 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/55 Churchill Avenue Maidstone VIC 3012	\$604,000	09-Sep-19
1/55 Churchill Avenue Maidstone VIC 3012	\$575,091	11-Sep-19
4/29 Yardley Street Maidstone VIC 3012	\$580,000	13-Jul-19

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.~~

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3/55 Churchill Avenue Maidstone VIC 3012

2 2 1

Sold Price

\$604,000

Sold Date

09-Sep-19

Distance

0.14km



1/55 Churchill Avenue Maidstone VIC 3012

2 1 1

Sold Price

\$575,091

Sold Date

11-Sep-19

Distance

0.16km



4/29 Yardley Street Maidstone VIC 3012

2 1 1

Sold Price

\$580,000

Sold Date

13-Jul-19

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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