

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

59 Ringtail Circuit, Maidstone Vic 3012

Indicative selling price

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

Range between \$800,000 & \$850,000

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		
2		
3		

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:

15/05/2020 10:26



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending March 2020: \$800,000

This home is situated in the Exclusive Essence Estate. No recent sales over the last 6 months recorded in this Estate similar to this home. Price based sold homes in Maidstone offering 4 bedrooms, these however are not in the Essence Estate.

Comparable Properties

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.