

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

9 CLARENDON 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 3/18 CLARENDON STREET MAIDSTONE VIC 3012 | \$680,000 | 02-Nov-23 |
| 1/9 CLARENDON STREET MAIDSTONE VIC 3012 | \$720,000 | - |
| 3/4 BAIRD STREET MAIDSTONE VIC 3012 | \$690,000 | 01-Nov-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: 10 April 2024


**3/18 CLARENDON STREET
MAIDSTONE VIC 3012**
 2  2  1

 Sold Price **\$680,000** Sold Date **02-Nov-23**

 Distance **0.07km**

**1/9 CLARENDON STREET
MAIDSTONE VIC 3012**
 2  2  1

 Sold Price **\$720,000** Sold Date **-**

 Distance **0.01km**

**3/4 BAIRD STREET MAIDSTONE
VIC 3012**
 2  1  1

 Sold Price ^{RS} **\$690,000** Sold Date **01-Nov-23**

 Distance **0.89km**
RS = Recent sale

UN = Undisclosed Sale

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