

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

14 Curtin Court, Maidstone Vic 3012

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Maidstone

Period - From

12/04/2022

to

11/04/2023

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	164 Mitchell St MAIDSTONE 3012	\$895,000	22/02/2023
2	8 Holland Ct MAIDSTONE 3012	\$855,000	21/10/2022
3	20 Wilson St BRAYBROOK 3019	\$815,000	04/02/2023

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:

12/04/2023 14:36



2 1 3

Property Type: House (Res)

Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price

\$825,000

Median House Price

12/04/2022 - 11/04/2023: \$875,000

Comparable Properties



164 Mitchell St MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$895,000

Method: Auction Sale

Date: 22/02/2023

Property Type: House

Land Size: 575 sqm approx



8 Holland Ct MAIDSTONE 3012 (REI)

Agent Comments

3 1 2

Price: \$855,000

Method: Sold Before Auction

Date: 21/10/2022

Property Type: House (Res)

Land Size: 630 sqm approx



20 Wilson St BRAYBROOK 3019 (REI)

Agent Comments

3 1 1

Price: \$815,000

Method: Private Sale

Date: 04/02/2023

Property Type: House

Land Size: 612 sqm approx