

# 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

2/19 Holland Court, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

### Median sale price

Median price \$593,500

Property Type Unit

Suburb Maidstone

Period - From 04/03/2019

to 03/03/2020

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	2/13 Holland Ct MAIDSTONE 3012	\$647,000	15/02/2020
2	2b Bosquet St MAIDSTONE 3012	\$630,000	19/09/2019
3	2/8 Whittaker St MAIDSTONE 3012	\$610,000	14/12/2019

**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:

04/03/2020 17:19



2   -  

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$630,000  
**Median Unit Price**  
04/03/2019 - 03/03/2020: \$593,500

## Comparable Properties



**2/13 Holland Ct MAIDSTONE 3012 (REI)**

**Agent Comments**

3   1   2

**Price:** \$647,000  
**Method:** Auction Sale  
**Date:** 15/02/2020  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**2b Bosquet St MAIDSTONE 3012 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 19/09/2019  
**Property Type:** Townhouse (Single)  
**Land Size:** 137 sqm approx



**2/8 Whittaker St MAIDSTONE 3012 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$610,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 139 sqm approx