

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

13 Steel Walk, Maidstone Vic 3012

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Maidstone

Period - From

01/01/2020

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	25b Dunedin St MAIDSTONE 3012	\$620,000	21/03/2020
2	2/19 Holland Ct MAIDSTONE 3012	\$603,000	30/04/2020
3	47 Yardley St MAIDSTONE 3012	\$595,000	30/03/2020

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:

30/06/2020 15:37



Rooms: 1

Property Type: Townhouse

Agent Comments

Comparable Properties

25b Dunedin St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Townhouse (Res)

Land Size: 113 sqm approx



2/19 Holland Ct MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$603,000

Method: Private Sale

Date: 30/04/2020

Rooms: 4

Property Type: Townhouse (Res)



47 Yardley St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 30/03/2020

Property Type: House

Land Size: 149 sqm approx