## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 13 Steel Walk, Maidstone Vic 3012

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$595,000								
Median sale price									
Median price	\$635,000	Pro	operty 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.

Add	lress 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 Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$595,000 Median Unit Price March quarter 2020: \$635,000

# **Comparable Properties**

25b Dunedin St MAIDSTONE 3012 (REI/VG) 2	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) 2 1 1 1 1 Price: \$603,000 Method: Private Sale Date: 30/04/2020 Rooms: 4 Property Type: Townhouse (Res)	Agent Comments		
47 Yardley St MAIDSTONE 3012 (REI/VG) 2 1 1 1 1 Price: \$595,000 Method: Private Sale Date: 30/03/2020 Property Type: House Land Size: 149 sqm approx	Agent Comments		

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.