



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

3/4 Inkerman Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$563,825

House

Unit

X

Suburb

Maidstone

Period - From

01/04/2018

to

31/03/2019

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		
3		

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.



2 2 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

Year ending March 2019: \$563,825

Comparable Properties



2/48 Mitchell St MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$556,888

Method: Private Sale

Date: 07/02/2019

Rooms: 4

Property Type: Townhouse (Res)



2/41 Wattle Rd MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$530,000

Method: Private Sale

Date: 11/05/2019

Rooms: -

Property Type: Townhouse (Single)

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.