

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

1/1 Clarendon Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$741,000

House X

Suburb Maidstone

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2-4/11 Baird St MAIDSTONE 3012	\$722,000	09/03/2017
11 Eucalyptus Dr MAIDSTONE 3012	\$699,000	24/05/2017
4/27 Baird St MAIDSTONE 3012	\$695,000	04/03/2017