

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

24 Grevillea Circuit, Maidstone Vic 3012

Indicative selling price

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

Range between \$620,000

&

\$650,000

Median sale price

Median price \$884,000

Property Type House

Suburb Maidstone

Period - From 05/12/2021

to

04/12/2022

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	5 Rimfire Wlk MARIBYRNONG 3032	\$636,000	23/08/2022
2	11 Rivet Wlk MAIDSTONE 3012	\$620,000	21/10/2022
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.~~

This Statement of Information was prepared on:

05/12/2022 14:12



3 2 1

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 181 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

05/12/2021 - 04/12/2022: \$884,000

Comparable Properties



5 Rimfire Wlk MARIBYRNONG 3032 (REI/VG)

Agent Comments

3 2 2

Price: \$636,000

Method: Private Sale

Date: 23/08/2022

Property Type: Townhouse (Single)

Land Size: 500 sqm approx



11 Rivet Wlk MAIDSTONE 3012 (REI/VG)

Agent Comments

3 2 1

Price: \$620,000

Method: Private Sale

Date: 21/10/2022

Property Type: Townhouse (Single)

Land Size: 73 sqm approx

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.

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