

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

2/73 Norfolk Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$578,000 Property Type Unit Suburb Maidstone

Period - From 01/04/2019 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	2/8 Whittaker St MAIDSTONE 3012	\$610,000	14/12/2019
2	1/10 Greenham St MAIDSTONE 3012	\$609,000	29/02/2020
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:

05/06/2020 14:11



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

Year ending March 2020: \$578,000

Comparable Properties



2/8 Whittaker St MAIDSTONE 3012 (REI)

Agent Comments

 2  1  1

Price: \$610,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)



1/10 Greenham St MAIDSTONE 3012 (REI)

Agent Comments

 2  1  -

Price: \$609,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)



47 Yardley St MAIDSTONE 3012 (REI)

Agent Comments

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 30/03/2020

Property Type: House