

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

4/11 Powell Crescent, Maidstone Vic 3012

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$600,000

House

Unit

X

Suburb

Maidstone

Period - From

01/10/2017

to

30/09/2018

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	5/26 Rooney St MAIDSTONE 3012	\$600,000	14/02/2018
2	3/16 Yardley St MAIDSTONE 3012	\$570,650	01/08/2018
3	3/21 Deakin St MAIDSTONE 3012	\$535,000	19/05/2018

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.



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Rooms:

Property Type: Brick Veneer

Land Size: 265 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

Year ending September 2018: \$600,000

Comparable Properties



5/26 Rooney St MAIDSTONE 3012 (REI)

Agent Comments

 3  1 

Price: \$600,000

Method: Private Sale

Date: 14/02/2018

Rooms: -

Property Type: Townhouse (Res)



3/16 Yardley St MAIDSTONE 3012 (REI)

Agent Comments

 2  2 

Price: \$570,650

Method: Private Sale

Date: 01/08/2018

Rooms: 4

Property Type: Townhouse (Res)



3/21 Deakin St MAIDSTONE 3012 (REI)

Agent Comments

 2  2 

Price: \$535,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: Villa