

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 10 Kiln Walk, Maidstone VIC 3012

Indicative selling price

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

Range of between \$ 620,000 & \$ 660,000

Median sale price

Median unit price \$ 695,000

Suburb Maidstone

Period - From 01/04/2017 to 09/04/2018

Source Realestate.com.au

Comparable property sales

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
9 Ulmara Parkway, Maidstone	\$ 630,000	15/03/2018
67 Ulmara Parkway, Maidstone	\$ 660,000	10/02/2018
1 Yellow Box Street, Maidstone	\$ 620,000	22/10/2017

