

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 1/19 Dunedin Street, Maidstone, Victoria, 3012.

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$700,000 & \$750,000

Median sale price

Median price \$729,500 Property type Townhouse/Unit Suburb REA

Period - From 01.07.2022 to 01.06.2023 Source REA

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 2A Bradford Court, Braybrook	\$740,000	05.05.2023
2 23 Dunedin Street, Maidstone	\$750,000	16.03.2023
3 4 Correa View, Maidstone	\$725,000	24.04.2023

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: 20 July 2023