

# 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 Verdun Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$995,000 Property Type House Suburb Maidstone

Period - From 01/10/2021 to 31/12/2021 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.

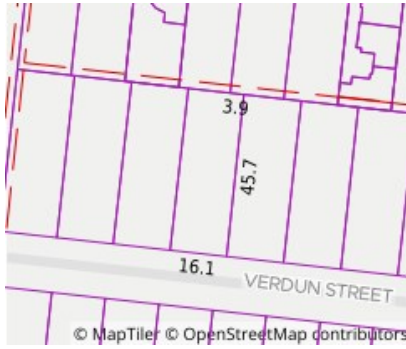
	Address of comparable property	Price	Date of sale
1	6 Holland Ct MAIDSTONE 3012	\$1,100,000	28/10/2021
2	8 Inkerman St MAIDSTONE 3012	\$1,050,000	20/10/2021
3	26 Churchill Av MAIDSTONE 3012	\$1,035,000	03/12/2021

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:

22/02/2022 12:47



2 1 1

**Property Type:**  
**Land Size:** 735 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 December quarter 2021: \$995,000

## Comparable Properties



**6 Holland Ct MAIDSTONE 3012 (REI)**

Agent Comments

3 1 3

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 28/10/2021  
**Property Type:** House (Res)



**8 Inkerman St MAIDSTONE 3012 (REI)**

Agent Comments

2 1 1

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 20/10/2021  
**Property Type:** House  
**Land Size:** 652 sqm approx



**26 Churchill Av MAIDSTONE 3012 (REI)**

Agent Comments

4 1 1

**Price:** \$1,035,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2021  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx