

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

65 Ulmara Parkway, Maidstone Vic 3012

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Maidstone

Period - From 01/04/2021 to 30/06/2021 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	7 Crefden St MAIDSTONE 3012	\$670,000	13/04/2021
2	2/26 Park St FOOTSCRAY 3011	\$650,000	07/07/2021
3	13 Ulmara Pwy MAIDSTONE 3012	\$625,000	05/08/2021

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:

13/10/2021 13:03



Property Type:
Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

June quarter 2021: \$660,000

Comparable Properties



7 Crefden St MAIDSTONE 3012 (REI/VG)



Agent Comments

Situated in the same Estate, same size home

Price: \$670,000

Method: Private Sale

Date: 13/04/2021

Property Type: Townhouse (Res)



2/26 Park St FOOTSCRAY 3011 (VG)



Agent Comments

Similar size home, situated within the 2km radius

Price: \$650,000

Method: Sale

Date: 07/07/2021

Property Type: Townhouse (Single)



13 Ulmara Pwy MAIDSTONE 3012 (REI/VG)



Agent Comments

Same street, however this property does not face the park

Price: \$625,000

Method: Private Sale

Date: 05/08/2021

Property Type: Townhouse (Single)

Land Size: 81 sqm approx

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