

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

61 Ulmara Parkway, Maidstone Vic 3012

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$671,500 Property Type Unit Suburb Maidstone

Period - From 01/01/2021 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	63 Ulmara Pwy MAIDSTONE 3012	\$673,500	16/10/2021
2	65 Ulmara Pwy MAIDSTONE 3012	\$673,000	10/11/2021
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:

31/01/2022 14:16



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

Year ending December 2021: \$671,500

Comparable Properties



63 Ulmara Pwy MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$673,500

Method: Auction Sale

Date: 16/10/2021

Property Type: Townhouse (Res)

Land Size: 80 sqm approx

65 Ulmara Pwy MAIDSTONE 3012 (REI)

Agent Comments



Price: \$673,000

Method: Sold Before Auction

Date: 10/11/2021

Property Type: Townhouse (Res)



13 Ulmara Pwy MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 05/08/2021

Property Type: Townhouse (Single)

Land Size: 81 sqm approx