

# 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

3/32 Burns 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 \$750,000 & \$820,000

### Median sale price

Median price \$855,000 Property Type House Suburb Maidstone

Period - From 31/05/2020 to 30/05/2021 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	16/24 Dongola Rd WEST FOOTSCRAY 3012	\$840,000	07/04/2021
2	3/24 Dongola Rd WEST FOOTSCRAY 3012	\$835,000	15/03/2021
3	4/13 Powell Cr MAIDSTONE 3012	\$840,000	27/02/2021

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:

31/05/2021 14:11

3/32 Burns Street, Maidstone Vic 3012



3 -

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$820,000

**Median House Price**

31/05/2020 - 30/05/2021: \$855,000

## Comparable Properties



**16/24 Dongola Rd WEST FOOTSCRAY 3012 (VG)**

Agent Comments

3 - -

**Price:** \$840,000

**Method:** Sale

**Date:** 07/04/2021

**Property Type:** House (Res)

**Land Size:** 224 sqm approx



**3/24 Dongola Rd WEST FOOTSCRAY 3012 (REI)**

Agent Comments

3 1 2

**Price:** \$835,000

**Method:** Sold Before Auction

**Date:** 15/03/2021

**Property Type:** Townhouse (Res)



**4/13 Powell Cr MAIDSTONE 3012 (REI)**

Agent Comments

3 2 2

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Res)

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