

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

36 Emu Road Maidstone VIC 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Maidstone

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

13 Cambridge Street Maidstone VIC 3012	\$740,000	07-Nov-20
19 Ballarat Road Maidstone VIC 3012	\$780,000	10-Nov-20
15 Ballarat Road Maidstone VIC 3012	\$720,000	14-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 07 January 2021



13 Cambridge Street Maidstone VIC 3012

Sold Price

RS

\$740,000

Sold Date 07-Nov-20

3

1

2

Distance

0.87km



19 Ballarat Road Maidstone VIC 3012

Sold Price

RS

\$780,000

Sold Date 10-Nov-20

3

2

2

Distance

0.99km



15 Ballarat Road Maidstone VIC 3012

Sold Price

\$720,000

Sold Date 14-Jul-20

-

1

1

Distance

1km



60 Richelieu Street Maidstone VIC 3012

Sold Price

RS - UN

Sold Date 10-Dec-20

2

1

2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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