

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Whittaker Street 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,500

*House

*Unit

X

Suburb

Maidstone

Period-from

01 Aug 2018

to

31 Jul 2019

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

5/11 Churchill Avenue Maidstone VIC 3012	\$595,000	05-Feb-19
2/15 Powell Crescent Maidstone VIC 3012	\$605,000	17-Jul-19
1 Alma Street Maidstone VIC 3012	\$620,000	03-Aug-19

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.~~

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5/11 Churchill Avenue Maidstone VIC 3012

Sold Price **\$595,000** Sold Date **05-Feb-19**

2 2 1

Distance **0.16km**



2/15 Powell Crescent Maidstone VIC 3012

Sold Price ^{RS} **\$605,000** ^{UN} Sold Date **17-Jul-19**

2 1 1

Distance **0.21km**



1 Alma Street Maidstone VIC 3012

Sold Price ^{RS} **\$620,000** Sold Date **03-Aug-19**

2 1 1

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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