

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

1/4 Deakin Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$739,500

Property Type House

Suburb Maidstone

Period - From 01/01/2020

to 31/03/2020

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 Spurling St MAIDSTONE 3012	\$730,000	29/01/2020
2	1/84 Stanhope St WEST FOOTSCRAY 3012	\$687,500	18/06/2020
3	2/42 Burns St MAIDSTONE 3012	\$660,000	24/01/2020

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:

13/07/2020 16:13



3 1 3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median House Price

March quarter 2020: \$739,500

Comparable Properties



16 Spurling St MAIDSTONE 3012 (REI/VG)

Agent Comments

3 3 2

Price: \$730,000

Method: Private Sale

Date: 29/01/2020

Property Type: Townhouse (Single)

Land Size: 159 sqm approx



1/84 Stanhope St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 2 1

Price: \$687,500

Method: Private Sale

Date: 18/06/2020

Property Type: Townhouse (Single)

Land Size: 175 sqm approx

2/42 Burns St MAIDSTONE 3012 (REI/VG)

Agent Comments

3 1 2

Price: \$660,000

Method: Sold Before Auction

Date: 24/01/2020

Property Type: Townhouse (Single)