

## 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

4/46 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) (\*Delete single price or range as applicable)

Single Price

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Other

Suburb

Maidstone

Period-from

01 Jan 2019

to

31 Dec 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

4/19 Marsh Street Maidstone VIC 3012	\$685,500	09-Oct-19
1/3 Edmund Street Maidstone VIC 3012	\$725,000	02-Sep-17
2/8 Bernard Street Maidstone VIC 3012	\$685,000	14-Oct-17

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: 20 January 2020



**4/19 Marsh Street Maidstone VIC 3012**

 2  2  1

Sold Price

**\$685,500**

Sold Date

**09-Oct-19**

Distance

**0.94km**



**1/3 Edmund Street Maidstone VIC 3012**

 3  1  1

Sold Price

**\$725,000**

Sold Date

**02-Sep-17**

Distance

**0.42km**



**2/8 Bernard Street Maidstone VIC 3012**

 2  1  1

Sold Price

**\$685,000**

Sold Date

**14-Oct-17**

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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