

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

1/12 Studley 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2021

to

31 Dec 2021

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

3/84 Summerhill Road West Footscray VIC 3012	\$690,000	24-Oct-21
5/42 Burns Street Maidstone VIC 3012	\$687,500	08-Jan-21

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: 31 January 2022



**3/84 Summerhill Road West
Footscray VIC 3012**

 2  2  1

Sold Price **\$690,000** Sold Date **24-Oct-21**

Distance **0.56km**



**5/42 Burns Street Maidstone VIC
3012**

 2  1  1

Sold Price **\$687,500** Sold Date **08-Jan-21**

Distance **0.6km**

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

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