

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

1/9 COLEMAN COURT 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/27 BAIRD STREET MAIDSTONE VIC 3012	\$880,000	10-May-22
2/2 COLEMAN STREET MAIDSTONE VIC 3012	\$865,000	27-Apr-22
40 HOWARD STREET MAIDSTONE VIC 3012	\$853,000	10-Sep-22

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: 26 September 2022


**1/27 BAIRD STREET MAIDSTONE
VIC 3012**

Sold Price

\$880,000

Sold Date

10-May-22


Distance

0.11km

**2/2 COLEMAN STREET
MAIDSTONE VIC 3012**

Sold Price

\$865,000

Sold Date

27-Apr-22


Distance

0.1km

**40 HOWARD STREET MAIDSTONE
VIC 3012**

Sold Price

\$853,000

Sold Date

10-Sep-22


Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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