

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

1/17 Dunedin Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$710,000 Property Type Townhouse Suburb Maidstone

Period - From 02/07/2023 to 01/07/2024 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	44 Williamson Rd MARIBYRNONG 3032	\$780,000	04/06/2024
2	11/41 Thomson St MAIDSTONE 3012	\$743,000	05/04/2024
3	3/19 Dunedin St MAIDSTONE 3012	\$743,000	04/05/2024

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:

02/07/2024 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Townhouse Price
02/07/2023 - 01/07/2024: \$710,000

Comparable Properties



44 Williamson Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$780,000
Method: Private Sale
Date: 04/06/2024
Property Type: Townhouse (Res)



11/41 Thomson St MAIDSTONE 3012 (REI) Agent Comments



Price: \$743,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: Townhouse (Res)



3/19 Dunedin St MAIDSTONE 3012 (REI) Agent Comments



Price: \$743,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)

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