

## 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 CLARENDON 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

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Other

Suburb

Maidstone

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/4 BAIRD STREET MAIDSTONE VIC 3012	\$690,000	01-Nov-23
2/34 SUFFOLK STREET MAIDSTONE VIC 3012	\$824,000	09-Nov-23
3/29 YARDLEY STREET MAIDSTONE VIC 3012	\$685,000	20-Jul-23

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: 15 January 2024

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**3/4 BAIRD STREET MAIDSTONE  
VIC 3012**

 2  1  1

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **01-Nov-23**

Distance **0.89km**



**2/34 SUFFOLK STREET  
MAIDSTONE VIC 3012**

 2  2  1

Sold Price

<sup>RS</sup> **\$824,000**

Sold Date **09-Nov-23**

Distance **1.3km**



**3/29 YARDLEY STREET  
MAIDSTONE VIC 3012**

 2  1  1

Sold Price

**\$685,000**

Sold Date **20-Jul-23**

Distance **0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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