

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

13 Edmund Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Maidstone

Period - From 01/07/2023 to 30/09/2023 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	3/12 Cherry Cr BRAYBROOK 3019	\$575,000	01/09/2023
2	1/10 Omar St MAIDSTONE 3012	\$567,500	13/09/2023
3	1/7 Yardley Ct MAIDSTONE 3012	\$510,000	15/08/2023

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:

01/11/2023 14:01



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

September quarter 2023: \$610,000

Comparable Properties



3/12 Cherry Cr BRAYBROOK 3019 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 01/09/2023

Property Type: Unit



1/10 Omar St MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$567,500

Method: Private Sale

Date: 13/09/2023

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 188 sqm approx



1/7 Yardley Ct MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 15/08/2023

Property Type: Unit

Land Size: 174 sqm approx