

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

28A Dunedin Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$702,500 Property Type Townhouse Suburb Maidstone

Period - From 01/11/2022 to 31/10/2023 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	16a Cathcart St MAIDSTONE 3012	\$1,200,000	05/08/2023
2	1/10 Pridham St MARIBYRNONG 3032	\$1,089,000	10/08/2023
3	8 Ringtail Cirt MAIDSTONE 3012	\$1,080,000	02/09/2023

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 14:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
01/11/2022 - 31/10/2023: \$702,500

Comparable Properties

16a Cathcart St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Townhouse (Res)



1/10 Pridham St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,089,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: Townhouse (Res)



8 Ringtail Cirt MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Townhouse (Res)

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