

## 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

1/2A SCOVELL CRESCENT 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Maidstone

Period-from

01 Jun 2023

to

31 May 2024

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

46 INKERMAN STREET MAIDSTONE VIC 3012	\$1,062,000	18-Jan-24
22 THOMSON STREET MAIDSTONE VIC 3012	\$680,000	29-Jan-24

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: 06 June 2024



## 46 INKERMAN STREET MAIDSTONE VIC 3012

3 1 1

Sold Price **\$1,062,000** Sold Date **18-Jan-24**

Distance **0.06km**



## 22 THOMSON STREET MAIDSTONE VIC 3012

3 - 2

Sold Price **\$680,000** Sold Date **29-Jan-24**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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