

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

3/12 HOLLAND COURT MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Oct 2022

to

30 Sep 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

6/12 HOLLAND COURT MAIDSTONE VIC 3012	\$560,000	23-Aug-23
2/15 HOLLAND COURT MAIDSTONE VIC 3012	\$557,500	18-Sep-23
1/10 OMAR STREET MAIDSTONE VIC 3012	\$567,500	06-Sep-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: 31 October 2023

**6/12 HOLLAND COURT
MAIDSTONE VIC 3012**

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Sold Price **\$560,000** Sold Date **23-Aug-23**Distance **0.02km****2/15 HOLLAND COURT
MAIDSTONE VIC 3012**

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Sold Price ^{RS} **\$557,500** ^{UN} Sold Date **18-Sep-23**Distance **0.07km****1/10 OMAR STREET MAIDSTONE
VIC 3012**

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Sold Price **\$567,500** Sold Date **06-Sep-23**Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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