

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

3/16 Churchill Avenue, Maidstone Vic 3012

Indicative selling price

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

Range between \$860,000 & \$890,000

Median sale price

Median price \$897,500 Property Type House Suburb Maidstone

Period - From 01/07/2022 to 30/06/2023 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	19 Banksia Wlk MAIDSTONE 3012	\$1,000,000	13/06/2023
2	3/60 Madden St MAIDSTONE 3012	\$920,000	25/07/2023
3			

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:

26/09/2023 11:36



2
 1
 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price

\$860,000 - \$890,000

Median House Price

Year ending June 2023: \$897,500

Comparable Properties



19 Banksia Wik MAIDSTONE 3012 (REI/VG)

Agent Comments

4
 3
 2

Almost new, triple storey.

Price: \$1,000,000

Method: Private Sale

Date: 13/06/2023

Property Type: Townhouse (Single)

Land Size: 86 sqm approx



3/60 Madden St MAIDSTONE 3012 (REI/VG)

Agent Comments

4
 3
 2

Also with a double garage. Different type of street.

Price: \$920,000

Method: Sold Before Auction

Date: 25/07/2023

Property Type: Townhouse (Res)

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.

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