

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

3/55 CHURCHILL AVENUE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,250

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

| | | |
|--|-----------|-----------|
| 1/116 BALLARAT ROAD MAIDSTONE VIC 3012 | \$690,000 | 02-Feb-24 |
| 13A STUDLEY STREET MAIDSTONE VIC 3012 | \$700,000 | 02-May-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: 14 June 2024

Peter Gindy

P 91911995

M 0448778810

E peter.gindy@obrienrealestate.com.au



**1/116 BALLARAT ROAD
MAIDSTONE VIC 3012**

 3  2  1

Sold Price **\$690,000** Sold Date **02-Feb-24**

Distance **1.04km**



**13A STUDLEY STREET MAIDSTONE
VIC 3012**

 3  2  1

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **02-May-24**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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