

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

4/22 Scovell Crescent, Maidstone Vic 3012

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Maidstone

Period - From 01/01/2024 to 31/03/2024 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	1/116 Ballarat Rd MAIDSTONE 3012	\$690,000	01/02/2024
2	1/24 Scovell Cr MAIDSTONE 3012	\$675,000	28/03/2024
3	51 Crefden St MAIDSTONE 3012	\$625,000	27/03/2024

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:

14/06/2024 14:35



4 2 2

Property Type: Townhouse

Agent Comments

Large open plan townhouse with large rear yard. 4 bed, 2 bath, 2 car.

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

March quarter 2024: \$630,000

Comparable Properties



1/116 Ballarat Rd MAIDSTONE 3012 (REI/VG)

3 2 1

Price: \$690,000

Method: Private Sale

Date: 01/02/2024

Property Type: Townhouse (Res)

Agent Comments

Updated townhouse. Same accommodation. Located on a main road, same proximity. Courtyard.



1/24 Scovell Cr MAIDSTONE 3012 (REI/VG)

3 1 2

Price: \$675,000

Method: Auction Sale

Date: 28/03/2024

Property Type: Unit

Agent Comments

Single story villa/unit. Same accommodation, one less bathroom, additional car space. Same street.



51 Crefden St MAIDSTONE 3012 (REI/VG)

3 2 1

Price: \$625,000

Method: Private Sale

Date: 27/03/2024

Property Type: Townhouse (Res)

Agent Comments

3 story townhouse. Updated internally. Same accommodation, includes courtyard. Same proximity. Smaller in size.

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