# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9 Corella Walk, Maidstone Vic 3012

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$939,000								
Median sale price									
Median price	\$947,500	Pro	operty Type Hou	ISE	Suburb	Maidstone			
Period - From	01/07/2023	to	30/09/2023	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.

Add	dress of comparable property	Price	Date of sale
1	2 Kanooka Dr MAIDSTONE 3012	\$970,000	28/08/2023
2	3/60 Madden St MAIDSTONE 3012	\$920,000	25/07/2023
3	1/34 Suffolk St MAIDSTONE 3012	\$890,000	29/08/2023

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:

06/11/2023 14:36









**Property Type:** Agent Comments Indicative Selling Price \$939,000 Median House Price September quarter 2023: \$947,500

# **Comparable Properties**



2 Kanooka Dr MAIDSTONE 3012 (REI)



Price: \$970,000 Method: Private Sale Date: 28/08/2023 Property Type: Townhouse (Single) Land Size: 188 sqm approx

Agent Comments

Agent Comments



3/60 Madden St MAIDSTONE 3012 (REI)

Price: \$920,000 Method: Sold Before Auction Date: 25/07/2023 Property Type: Townhouse (Res)



1/34 Suffolk St MAIDSTONE 3012 (REI)



Agent Comments

Price: \$890,000 Method: Sold Before Auction Date: 29/08/2023 Property Type: Townhouse (Res)

#### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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