

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

9 Corella Walk, Maidstone Vic 3012

Indicative selling price

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

Single price \$939,000

Median sale price

Median price \$947,500

Property Type House

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.

	Address 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)

Agent Comments



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



3/60 Madden St MAIDSTONE 3012 (REI)

Agent Comments



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)

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