

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Unit offered for sale

Address
Including suburb and
postcode

3-5/42 Burns St, Maidstone

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

Single Price

Unit 3- 3 bedrooms, 1 bathroom, double carport	\$ 740,000
Unit 4- 2 bedrooms, 1 bathroom, single carport	\$ 650,000
Unit 5- 2 bedrooms, 1 bathroom, single carport	\$ 660,000

Suburb unit median sale price

Median price

\$610,000

 Suburb

Maidstone

Period - From

1/10/17

 To

31/12/17

 Source

REIV

Depending on the state of the local property market, and on the level of interest for this property throughout the sale campaign, the price this property sells for, may be more or less than the current indicative selling price.

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

3 bedroom unit	1/7 Janson St, Maidstone	\$ 750,000	8/02/2018
	2/30 Burns St, Maidstone	\$ 800,000	9/12/2017
	3/68 Madden St, Maidstone	\$ 790,000	6/11/2017

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

2 bedroom unit	3/7 Janson St, Maidstone	\$ 650,000	16/03/2018
	2/23 Baird St, Maidstone	\$ 646,800	22/02/2018
	2/8 Bernard St, Maidstone	\$ 685,000	14/10/2017