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

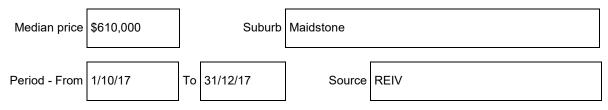
Indicative selling price

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



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