Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Unit offered for sale

Address Including suburb and postcode

Units 1-5/ 42 Burns St Maidstone 3012

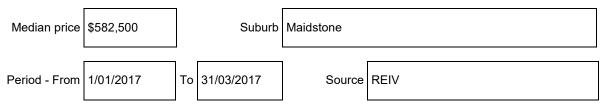
Indicative selling price

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	_	Lower price		Higher price
Unit 1- 3 bedrooms	Or range between	\$ 695,000	&	\$ 760,000
Unit 2- 2 bedrooms	Or range between	\$ 695,000	&	\$ 760,000
Unit 3- 3 bedrooms	Or range between	\$ 705,000	&	\$ 745,000
Unit 4- 2 bedrooms	Or range between	\$ 630,000	&	\$ 690,000
Unit 5- 2 bedrooms	Or range between	\$ 650,000	&	\$ 695,000

Additional entries may be included or attached as required.

Suburb unit median sale 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	1/1 Clarendon St Maidstone	\$ 675,000	22/04/2017
	3/11 Baird St Maidstone	\$ 722,000	9/03/2017
	4/27 Baird St Maidstone	\$ 695,000	1/03/2017

Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 bedroom unit	2/17A Ballarat Rd Maidstone	\$620,000	6/02/2017
	1/16 Yardley St Maidstone	\$505,000	13/01/2017
	2/4 Omar St Maidstone	\$550,000	13/12/2016