

# 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
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### Indicative selling price

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

Unit type or class		Lower price	&	Higher price
e.g. One bedroom units				
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

Median price	\$582,500	Suburb	Maidstone
Period - From	1/01/2017	To	31/03/2017
Source	REIV		

**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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
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