

## 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

1/11 Powell Crescent, Maidstone Vic 3012

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&amp;

\$825,000

## Median sale price\*

Median price

House

Unit

Suburb

Maidstone

Period - From

to

Source

## 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	1/1a Yardley St MAIDSTONE 3012	\$858,000	17/03/2018
2	2/30 Burns St MAIDSTONE 3012	\$800,000	09/12/2017
3	1/1a Winston St MAIDSTONE 3012	\$750,000	07/05/2018

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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1/11 Powell Crescent, Maidstone Vic 3012

Fil Defina  
03 9687 1344  
0405 164 399  
fil.defina@burnham.com.au



 3  2.5  2

**Rooms:**  
**Property Type:** Townhouse  
**Land Size:** 240 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**No median price available**

## Comparable Properties



1/1a Yardley St MAIDSTONE 3012 (REI)

**Agent Comments**

 3  2  3

**Price:** \$858,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 258 sqm approx



2/30 Burns St MAIDSTONE 3012 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 208 sqm approx

1/1a Winston St MAIDSTONE 3012 (REI)

**Agent Comments**

 3  1  2

**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 07/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)