Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

A -L-L	50 (1999)
Address	11 Yardley Court, Maidstone Vic 3012
Including suburb and	
including suburb and	
postcode	
pooroodo	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,210,000	Range between	\$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$836,000	Hou	ise X	Unit		Suburb	Maidstone
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	14 Janson St MAIDSTONE 3012	\$1,280,000	28/04/2018
2	92 Ashley St MAIDSTONE 3012	\$1,111,000	25/11/2017
3	30 Inkerman St MAIDSTONE 3012	\$1,100,000	30/01/2018

OR

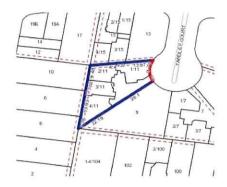
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044

11 Yardley Court, Maidstone Vic 3012





Property Type: House (Previously

Occupied - Detached) Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price Year ending March 2018: \$836,000

Comparable Properties

14 Janson St MAIDSTONE 3012 (REI)

2





Price: \$1,280,000 Method: Auction Sale Date: 28/04/2018

Rooms: -

Property Type: House (Res) Land Size: 632 sqm approx Agent Comments



92 Ashley St MAIDSTONE 3012 (REI/VG)

4





Price: \$1,111,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: House (Res) Land Size: 780 sqm approx **Agent Comments**









Price: \$1,100,000 Method: Private Sale Date: 30/01/2018

Rooms: 6

Property Type: House Land Size: 705 sqm approx Agent Comments

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