

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

11 Yardley Court, Maidstone Vic 3012

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$836,000

House

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.

	Address 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.~~

11 Yardley Court, Maidstone Vic 3012



Rooms:

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)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 632 sqm approx



92 Ashley St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$1,111,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 780 sqm approx



30 Inkerman St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 30/01/2018

Rooms: 6

Property Type: House

Land Size: 705 sqm approx