Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

7 Mandrel Street, Maidstone Vic 3012
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Indicative selling price

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

Range between	\$580,000	&	\$620,000
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Median sale price

Median price	\$700,000	Pro	perty Type	Towr	nhouse		Suburb	Maidstone
Period - From	31/10/2023	to	30/10/2024		So	urce	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

Add	dress of comparable property	Price	Date of sale
1	21/14 Horizon Dr MARIBYRNONG 3032	\$630,000	18/09/2024
2	47 Crefden St MAIDSTONE 3012	\$641,000	30/08/2024
3	18 Ribbony Wlk MARIBYRNONG 3032	\$640,000	02/08/2024

OR

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

This Statement of Information was prepared on:	31/10/2024 10:08





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> **Indicative Selling Price** \$580,000 - \$620,000 **Median Townhouse Price** 31/10/2023 - 30/10/2024: \$700,000





Comparable Properties



21/14 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

Price: \$630,000 Method: Private Sale Date: 18/09/2024

Property Type: Townhouse (Single)



47 Crefden St MAIDSTONE 3012 (REI)



Price: \$641,000 Method: Private Sale Date: 30/08/2024 Rooms: 3

Property Type: Townhouse (Res)

Agent Comments



18 Ribbony WIk MARIBYRNONG 3032 (REI)

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Price: \$640.000 Method: Private Sale

Date: 02/08/2024 Property Type: Townhouse (Res) Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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