

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

7 Mandrel Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Maidstone

Period - From 31/10/2023 to 30/10/2024 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	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 comparable properties 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



Property Type: Land

Agent Comments

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)

Agent Comments



Price: \$641,000

Method: Private Sale

Date: 30/08/2024

Rooms: 3

Property Type: Townhouse (Res)



18 Ribbony Wik MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 02/08/2024

Property Type: Townhouse (Res)

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