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	2/3 MONTGOMERY STREET MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$720,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Maidstone
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

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 6 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
3/3 MONTGOMERY STREET MAIDSTONE VIC 3012	$700,000	28-Sep-24
21 CLARENDON STREET MAIDSTONE VIC 3012	$758,000	13-Jun-24
3/19 DUNEDIN STREET MAIDSTONE VIC 3012	$742,000	04-May-24

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 6 months.~~

This Statement of Information was prepared on: 19 October 2024

CONSUMER AFFAIRS VICTORIA

Jason Allen
P 8326 8888
M 0413090788
E jallen@barryplant.com.au



3/3 MONTGOMERY STREET MAIDSTONE VIC 3012

2 1 1

Sold Price RS $700,000 Sold Date 28-Sep-24

Distance 0.01km



21 CLARENDON STREET MAIDSTONE VIC 3012

3 2 1

Sold Price $758,000 Sold Date 13-Jun-24

Distance 0.48km



3/19 DUNEDIN STREET MAIDSTONE VIC 3012

3 2 1

Sold Price $742,000 Sold Date 04-May-24

Distance 0.94km

RS = Recent sale UN = Undisclosed Sale

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