

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

2/12 Janson Street, Maidstone Vic 3012

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$680,000

Median sale price

Median price \$793,000

House

X

Unit

Suburb Maidstone

Period - From 01/04/2017

to

30/06/2017

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	88a Ballarat Rd MAIDSTONE 3012	\$670,000	22/07/2017
2	33 Richelieu St MAIDSTONE 3012	\$650,000	22/07/2017
3	3/25 Cathcart St MAIDSTONE 3012	\$642,500	12/08/2017

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.



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Rooms:**Property Type:** Townhouse (Res)**Land Size:** 213.177 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median House Price

June quarter 2017: \$793,000

Comparable Properties

**88a Ballarat Rd MAIDSTONE 3012 (REI)**

Agent Comments

3
 2
 1

Price: \$670,000**Method:** Auction Sale**Date:** 22/07/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 162 sqm approx**33 Richelieu St MAIDSTONE 3012 (REI)**

Agent Comments

2
 1
 2

Price: \$650,000**Method:** Auction Sale**Date:** 22/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 274 sqm approx**3/25 Cathcart St MAIDSTONE 3012 (REI)**

Agent Comments

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 2
 1

Price: \$642,500**Method:** Auction Sale**Date:** 12/08/2017**Rooms:** 4**Property Type:** Townhouse (Res)