

## 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

2/21 Janson Street Maidstone VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/8 Whittaker Street Maidstone VIC 3012	\$610,000	07-Dec-19
25A Dunedin Street Maidstone VIC 3012	-	-
1/42 Burns Street Maidstone VIC 3012	\$620,000	08-May-19

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: 18 January 2021



**2/8 Whittaker Street Maidstone VIC 3012** Sold Price **\$610,000** Sold Date **07-Dec-19**

 2  1  1

Distance **0.19km**



**25A Dunedin Street Maidstone VIC 3012** Sold Price - Sold Date -

 -  -  -

Distance **0.48km**



**1/42 Burns Street Maidstone VIC 3012** Sold Price **\$620,000** Sold Date **08-May-19**

 3  1  1

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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