

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

3/170 Mitchell Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Maidstone

Period - From

07/05/2019

to

06/05/2020

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	5/41 Thomson St MAIDSTONE 3012	\$742,000	12/03/2020
2	2/39 Joy St BRAYBROOK 3019	\$730,000	07/04/2020
3	5 Norfolk St MAIDSTONE 3012	\$722,000	19/02/2020

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:

07/05/2020 13:25



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000

Median House Price
07/05/2019 - 06/05/2020: \$760,000

Comparable Properties

5/41 Thomson St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$742,000
Method: Sold Before Auction
Date: 12/03/2020
Property Type: Townhouse (Res)



2/39 Joy St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 07/04/2020
Property Type: Townhouse (Single)



5 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$722,000
Method: Private Sale
Date: 19/02/2020
Rooms: 5
Property Type: Townhouse (Res)