

# 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

12b Winston 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)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$800,000 Property Type House Suburb Maidstone

Period - From 01/04/2019 to 31/03/2020 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	10a High St SUNSHINE 3020	\$907,000	07/12/2019
2	18b Marsh St MAIDSTONE 3012	\$900,000	12/12/2019
3	3b Raglan Ct MAIDSTONE 3012	\$815,000	13/05/2020

**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:

18/05/2020 13:31



 4    3    2

**Property Type:** Townhouse  
**Land Size:** Approx 340 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median House Price**  
Year ending March 2020: \$800,000

## Comparable Properties

10a High St SUNSHINE 3020 (REI)

Agent Comments

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**Price:** \$907,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 240 sqm approx



18b Marsh St MAIDSTONE 3012 (REI)

Agent Comments

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**Price:** \$900,000  
**Method:** Sold Before Auction  
**Date:** 12/12/2019  
**Property Type:** Townhouse (Res)



3b Raglan Ct MAIDSTONE 3012 (REI)

Agent Comments

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**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 13/05/2020  
**Rooms:** 5  
**Property Type:** Townhouse (Res)