

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

10/41 THOMSON 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

\$640,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Aug 2023

to

31 Jul 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

6/19 BURNS STREET MAIDSTONE VIC 3012	\$638,000	27-Jun-24
3/41 ROSAMOND ROAD MAIDSTONE VIC 3012	\$660,000	02-Mar-24
7/49 ROSAMOND ROAD MAIDSTONE VIC 3012	\$660,000	25-Feb-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: 23 September 2024

**6/19 BURNS STREET MAIDSTONE
VIC 3012**

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Sold Price

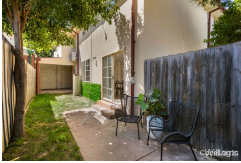
RS

\$638,000

Sold Date

27-Jun-24

Distance

0.12km**3/41 ROSAMOND ROAD
MAIDSTONE VIC 3012**

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Sold Price

\$660,000

Sold Date

02-Mar-24

Distance

0.73km**7/49 ROSAMOND ROAD
MAIDSTONE VIC 3012**

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Sold Price

Sold Date

25-Feb-24

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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