

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

12A WINSTON 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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Aug 2021

to

31 Jul 2022

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

9B HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$1,030,000	06-Jul-22
93 CHURCHILL AVENUE BRAYBROOK VIC 3019	\$970,000	10-Jun-22
10 IRONBARK LANE MAIDSTONE VIC 3012	\$925,000	23-Jul-22

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: 05 August 2022



**9B HARGREAVES CRESCENT
BRAYBROOK VIC 3019**

 4  3  2

Sold Price ^{RS} **\$1,030,000** Sold Date **06-Jul-22**

Distance **0.24km**

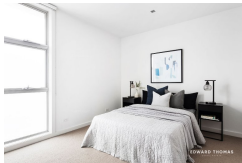


**93 CHURCHILL AVENUE
BRAYBROOK VIC 3019**

 4  3  2

Sold Price ^{RS} **\$970,000** Sold Date **10-Jun-22**

Distance **0.59km**



**10 IRONBARK LANE MAIDSTONE
VIC 3012**

 4  2  2

Sold Price ^{RS} **\$925,000** Sold Date **23-Jul-22**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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