

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

4/32 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/41 Thomson Street Maidstone VIC 3012	\$750,000	01-Sep-20
3/29 Yardley Street Maidstone VIC 3012	\$635,000	25-Nov-20
1/12 Clarendon Street Maidstone VIC 3012	\$652,500	13-Mar-21

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 March 2021



2/41 Thomson Street Maidstone VIC 3012 Sold Price **\$750,000** Sold Date **01-Sep-20**

3 2 2

Distance **0.09km**



3/29 Yardley Street Maidstone VIC 3012 Sold Price **\$635,000** Sold Date **25-Nov-20**

2 1 1

Distance **0.81km**



1/12 Clarendon Street Maidstone VIC 3012 Sold Price ^{RS} **\$652,500** Sold Date **13-Mar-21**

3 1 1

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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