

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

1A/8 Janson Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$732,500

Property Type Townhouse

Suburb Maidstone

Period - From 13/04/2021

to

12/04/2022

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	18A Carlyle St MAIDSTONE 3012	\$840,000	11/12/2021
2	1b/8 Janson St MAIDSTONE 3012	\$760,000	01/12/2021
3	3/13 Winston St MAIDSTONE 3012	\$740,000	29/03/2022

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:

13/04/2022 11:59



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Townhouse Price
13/04/2021 - 12/04/2022: \$732,500

Comparable Properties

18A Carlyle St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Townhouse (Res)
Land Size: 202 sqm approx



1b/8 Janson St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$760,000
Method: Sold Before Auction
Date: 01/12/2021
Property Type: Townhouse (Res)



3/13 Winston St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 29/03/2022
Property Type: Townhouse (Single)

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