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 betweer	between \$700,000		&		\$770,000			
Median sale price								
Median price	\$732,500	Property Type		Том	Townhouse		Suburb	Maidstone
Period - From	13/04/2021	to	12/04/2022		So	urce	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.

Add	dress 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

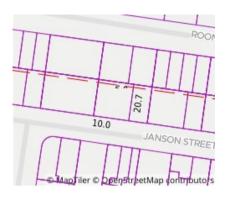
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/04/2022 11:59



RT Edgar

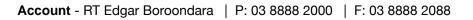




Property Type: Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Townhouse Price 13/04/2021 - 12/04/2022: \$732,500

Comparable Properties

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	18A Carlyle St MAIDSTONE 3012 (REI/VG) 3 3 4 5 7 7 7 7 7 7 7 7 7	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) 3 2 2	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
T	Price: \$740,000 Method: Private Sale Date: 29/03/2022	





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Property Type: Townhouse (Single)

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