

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

3B Raglan Court, Maidstone Vic 3012

Indicative selling price

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

Single price

\$765,000

Median sale price

Median price

\$771,500

Property Type

House

Suburb

Maidstone

Period - From

28/04/2019

to

27/04/2020

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	2/35 Warrs Rd MARIBYRNONG 3032	\$785,000	18/03/2020
2	1b Pullar St MAIDSTONE 3012	\$779,000	08/02/2020
3	5/41 Thomson St MAIDSTONE 3012	\$742,000	12/03/2020

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:

28/04/2020 09:46



3 3 1

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price
\$765,000

Median House Price
28/04/2019 - 27/04/2020: \$771,500

Comparable Properties



2/35 Warrs Rd MARIBYRNONG 3032 (REI)

[Agent Comments](#)

3 2 2

Price: \$785,000
Method: Sold Before Auction
Date: 18/03/2020
Rooms: 5
Property Type: Townhouse (Res)



1b Pullar St MAIDSTONE 3012 (REI)

[Agent Comments](#)

3 2 1

Price: \$779,000
Method: Auction Sale
Date: 08/02/2020
Rooms: 5
Property Type: Townhouse (Res)

5/41 Thomson St MAIDSTONE 3012 (REI)

[Agent Comments](#)

3 2 2

Price: \$742,000
Method: Sold Before Auction
Date: 12/03/2020
Property Type: Townhouse (Res)