

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

4/28 Thomson Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$710,000

Median sale price

Median price \$732,500

Property Type Townhouse

Suburb Maidstone

Period - From 08/04/2021

to 07/04/2022

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	2/11 Janson St MAIDSTONE 3012	\$730,000	24/11/2021
2	1/42 Burns St MAIDSTONE 3012	\$720,000	15/11/2021
3	3 Sentry PI MARIBYRNONG 3032	\$700,500	02/04/2022

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:

08/04/2022 09:54



2
 2
 1

Property Type: Townhouse (Res)

Land Size: 95 sqm approx

Agent Comments

Indicative Selling Price

\$710,000

Median Townhouse Price

08/04/2021 - 07/04/2022: \$732,500

Comparable Properties



2/11 Janson St MAIDSTONE 3012 (REI)

Agent Comments

3
 1
 2

Price: \$730,000

Method: Sold Before Auction

Date: 24/11/2021

Property Type: Townhouse (Res)

1/42 Burns St MAIDSTONE 3012 (REI)

Agent Comments

3
 1
 1

Price: \$720,000

Method: Private Sale

Date: 15/11/2021

Rooms: 3

Property Type: Townhouse (Res)



3 Sentry Pl MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$700,500

Method: Auction Sale

Date: 02/04/2022

Property Type: Townhouse (Res)