

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 3/7 Janson Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$600,000 House Unit X Suburb Maidstone

Period - From 01/07/2017 to 30/06/2018 Source REIV

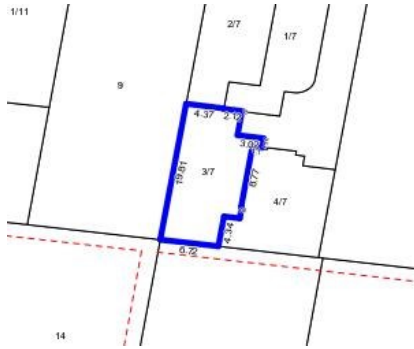
Comparable property sales (*Delete A or B below as applicable)

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	Lot 6/2-6 Khartoum St WEST FOOTSCRAY 3012	\$700,000	28/08/2018
2	2 Ribbony Wlk MARIBYRNONG 3032	\$690,000	27/06/2018
3	3/21a Thomson St MAIDSTONE 3012	\$680,000	07/05/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2018: \$600,000

Comparable Properties

**Lot 6/2-6 Khartoum St WEST FOOTSCRAY
3012 (REI)**

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 28/08/2018
Rooms: -
Property Type: Townhouse (Res)



2 Ribbony Wk MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 27/06/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 102 sqm approx



3/21a Thomson St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 07/05/2018
Rooms: 5
Property Type: Townhouse (Res)