

## 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

12/41 Thomson Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$675,000

&

\$725,000

### Median sale price

Median price \$775,000

Property Type House

Suburb Maidstone

Period - From 01/04/2020

to

30/06/2020

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	3b Raglan Ct MAIDSTONE 3012	\$815,000	13/05/2020
2	1/4 Deakin St MAIDSTONE 3012	\$720,000	24/07/2020
3	1/46 Burns St MAIDSTONE 3012	\$679,000	28/07/2020

**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:

15/09/2020 13:30

12/41 Thomson Street, Maidstone Vic 3012



Property Type:

Agent Comments

Indicative Selling Price

\$675,000 - \$725,000

Median House Price

June quarter 2020: \$775,000

2/41 Thomson St Maidstone, 3 bedroom TH, sold for \$750,000 on 31/08/20.....9/41 Thomson St Maidstone, 3 bedroom TH, sold for \$745,000 on 02/08/20.....5/41 Thomson St Maidstone, 3 bedroom TH, sold for \$742,000 on 11/03/20

## Comparable Properties



3b Raglan Ct MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 13/05/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 255 sqm approx



1/4 Deakin St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 24/07/2020

Property Type: Townhouse (Single)

1/46 Burns St MAIDSTONE 3012 (VG)

Agent Comments



Price: \$679,000

Method: Sale

Date: 28/07/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.