

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

1/41 Thomson Street, Maidstone VIC 3012

Indicative selling price

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

Range between

\$620,000

&

\$670,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Maidstone

Period - From

26/02/2019

to

25/02/2020

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	20/23 Soudan Rd WEST FOOTSCRAY 3012	\$672,000	15/02/2020
2	4/41 Thomson St MAIDSTONE 3012	\$640,000	18/09/2019
3	4/25 Thomson St MAIDSTONE 3012	\$615,000	13/12/2019

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:

26/02/2020 17:52



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median House Price
26/02/2019 - 25/02/2020: \$760,000

Comparable Properties



20/23 Soudan Rd WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$672,000
Method: Auction Sale
Date: 15/02/2020
Property Type: Townhouse (Res)

4/41 Thomson St MAIDSTONE 3012 (VG) Agent Comments



Price: \$640,000
Method: Sale
Date: 18/09/2019
Property Type: Flat/Unit/Apartment (Res)



4/25 Thomson St MAIDSTONE 3012 (REI/VG) Agent Comments



Price: \$615,000
Method: Sold Before Auction
Date: 13/12/2019
Rooms: 3
Property Type: Townhouse (Res)