

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

3/13 Winston Street Maidstone VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

3/21 Waratah Street West Footscray VIC 3012	\$775,000	27-Jan-22
3/32 Burns Street Maidstone VIC 3012	\$800,000	18-Nov-21

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 6 months.

This Statement of Information was prepared on: 22 February 2022



3/21 Waratah Street West Footscray VIC 3012

3 2 1

Sold Price

^{RS}

\$775,000

Sold Date

27-Jan-22

Distance

2.7km



3/32 Burns Street Maidstone VIC 3012

3 2 2

Sold Price

\$800,000

Sold Date

18-Nov-21

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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