

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

1/1a Winston Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$610,000 House Unit X Suburb Maidstone

Period - From 01/10/2017 to 31/12/2017 Source REIV

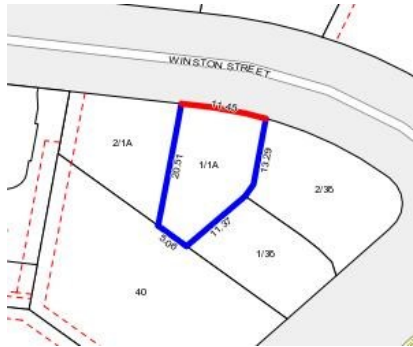
Comparable property sales (*Delete A or B below as applicable)

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	5/632 Barkly St WEST FOOTSCRAY 3012	\$770,000	11/11/2017
2	3 Wallace St MAIDSTONE 3012	\$735,000	26/08/2017
3	1/3 Edmund St MAIDSTONE 3012	\$725,000	02/09/2017

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:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$700,000 - \$770,000

Median Unit Price

December quarter 2017: \$610,000

Comparable Properties

**5/632 Barkly St WEST FOOTSCRAY 3012 (REI/VG)****Agent Comments****Price:** \$770,000**Method:** Auction Sale**Date:** 11/11/2017**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 140 sqm approx**3 Wallace St MAIDSTONE 3012 (REI)****Agent Comments****Price:** \$735,000**Method:** Auction Sale**Date:** 26/08/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 167 sqm approx**1/3 Edmund St MAIDSTONE 3012 (REI/VG)****Agent Comments****Price:** \$725,000**Method:** Auction Sale**Date:** 02/09/2017**Rooms:** 5**Property Type:** Townhouse (Res)