

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

41 THOMSON STREET, MAIDSTONE 3012

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1/41 - Townhouse – 2Bed / 2Bath / 1Car	\$*	Or range between	\$709,000	&	\$749,000
3/41 - Townhouse – 3Bed / 2Bath / 2Car	\$*	Or range between	\$779,000	&	\$819,000
10/41 - Townhouse – 2Bed / 1Bath / 1Car	\$*	Or range between	\$709,000	&	\$749,000
12/41 - Townhouse – 3Bed / 2Bath / 2Car	\$*	Or range between	\$799,000	&	\$849,000
14/41 - Townhouse – 2Bed / 1Bath / 1Car	\$*	Or range between	\$689,000	&	\$729,000
15/41 - Townhouse – 4Bed / 3Bath / 2Car	\$*	Or range between	\$879,000	&	\$919,000

Additional entries may be included or attached as required.

Suburb House median sale price

Median price

\$863,000

Suburb

MAIDSTONE 3012

Period - From

1 OCT 2017

To

31 DEC 2017

Source

REIV

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

A* — These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

~~E.g. One bedroom units~~

Address of comparable unit

Price

Date of sale

1/41 Thomson Street Townhouse 2Bed / 2Bath / 1Car	1	₹	
	2	₹	
	3	₹	

Unit type or class

~~E.g. One bedroom units~~

Address of comparable unit

Price

Date of sale

3/41 Thomson Street Townhouse 3Bed / 2Bath / 2Car	1	₹	
	2	₹	
	3	₹	

Unit type or class

~~E.g. One bedroom units~~

Address of comparable unit

Price

Date of sale

10/41 Thomson Street Townhouse 2Bed / 1Bath / 1Car	1	₹	
	2	₹	
	3	₹	

Unit type or class

~~E.g. One bedroom units~~

Address of comparable unit

Price

Date of sale

12/41 Thomson Street Townhouse 3Bed / 2Bath / 2Car	1	₹	
	2	₹	
	3	₹	

Unit type or class

~~E.g. One bedroom units~~

Address of comparable unit

Price

Date of sale

14/41 Thomson Street Townhouse 2Bed / 1Bath / 1Car	1	₹	
	2	₹	
	3	₹	

Unit type or class

~~E.g. One bedroom units~~

Address of comparable unit

Price

Date of sale

15/41 Thomson Street Townhouse 4Bed / 3Bath / 2Car	1	₹	
	2	₹	
	3	₹	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.