

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

| |
|--|
| 14/41 Thomson Street, Maidstone Vic 3012 |
|--|

Indicative selling price

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

Range between

| |
|-----------|
| \$599,000 |
|-----------|

 &

| |
|-----------|
| \$650,000 |
|-----------|

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 |
|------------------|

14/41 Thomson Street, Maidstone Vic 3012



Property Type:
Agent Comments

Indicative Selling Price
\$599,000 - \$650,000
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)

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.