

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

3/41 THOMSON 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/8 JANSON STREET MAIDSTONE VIC 3012	\$770,000	25-Jul-24
5/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012	\$790,000	17-Apr-24
13 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$800,000	11-Apr-24

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: 18 September 2024



**2/8 JANSON STREET MAIDSTONE
VIC 3012**

3 1 2

Sold Price

^{RS} **\$770,000**

Sold Date

25-Jul-24

Distance

0.42km



**5/23 SOUDAN ROAD WEST
FOOTSCRAY VIC 3012**

3 1 2

Sold Price

\$790,000

Sold Date

17-Apr-24

Distance

0.8km



**13 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

3 2 2

Sold Price

\$800,000

Sold Date

11-Apr-24

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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