

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

3/14 JANSON 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2022

to

31 Aug 2023

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

38A SUFFOLK STREET MAIDSTONE VIC 3012	\$870,000	04-Sep-23
1/34 SUFFOLK STREET MAIDSTONE VIC 3012	\$890,000	30-Aug-23
1/32 BURNS STREET MAIDSTONE VIC 3012	\$800,000	31-May-23

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: 25 September 2023



38A SUFFOLK STREET MAIDSTONE VIC 3012 Sold Price

^{RS} **\$870,000** Sold Date **04-Sep-23**

 3  2  2

Distance **0.99km**



1/34 SUFFOLK STREET MAIDSTONE VIC 3012

Sold Price ^{RS} **\$890,000** Sold Date **30-Aug-23**

 3  3  1

Distance **1.04km**



1/32 BURNS STREET MAIDSTONE VIC 3012

Sold Price **\$800,000** Sold Date **31-May-23**

 3  2  1

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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