

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

3/28 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2023

to

30 Apr 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

1/116 BALLARAT ROAD MAIDSTONE VIC 3012	\$690,000	02-Feb-24
73 ULMARA PARKWAY MAIDSTONE VIC 3012	\$670,000	24-Nov-23
2/25 THOMSON STREET MAIDSTONE VIC 3012	\$677,500	14-Dec-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: 01 May 2024

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**1/116 BALLARAT ROAD
MAIDSTONE VIC 3012**

 3  2  1

Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **02-Feb-24**

Distance **0.19km**



**73 ULMARA PARKWAY
MAIDSTONE VIC 3012**

 3  2  1

Sold Price **\$670,000** Sold Date **24-Nov-23**

Distance **1.07km**



**2/25 THOMSON STREET
MAIDSTONE VIC 3012**

 3  2  1

Sold Price **\$677,500** Sold Date **14-Dec-23**

Distance **0.06km**

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

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