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	24 Janson Street, Maidstone Vic 3012

Indicative selling price

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

Single price $840,000

Median sale price

Median price	$990,500	Property Type	House	Suburb	Maidstone
Period - From	01/04/2021	to	31/03/2022	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	38 Carlyle St MAIDSTONE 3012	$862,000	06/11/2021
2	14 Foreman Way MAIDSTONE 3012	$845,000	15/11/2021
3	43 Radio St MAIDSTONE 3012	$822,000	22/12/2021

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: 21/04/2022 14:26



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Property Type:
Agent Comments

Indicative Selling Price
$840,000
Median House Price
Year ending March 2022: $990,500

Comparable Properties



38 Carlyle St MAIDSTONE 3012 (REI)

3 2 2

Price: $862,000
Method: Private Sale
Date: 06/11/2021
Property Type: House
Land Size: 172 sqm approx

Agent Comments



14 Foreman Way MAIDSTONE 3012 (REI)

4 2 2

Price: $845,000
Method: Sold Before Auction
Date: 15/11/2021
Property Type: House (Res)

Agent Comments



43 Radio St MAIDSTONE 3012 (REI)

4 2 2

Price: $822,000
Method: Private Sale
Date: 22/12/2021
Property Type: House

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

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