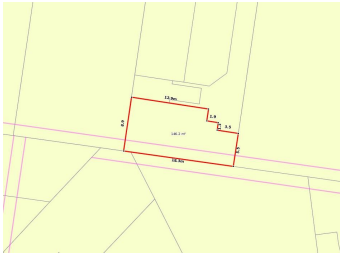


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/7 WINSTON STREET, MAIDSTONE, VIC**



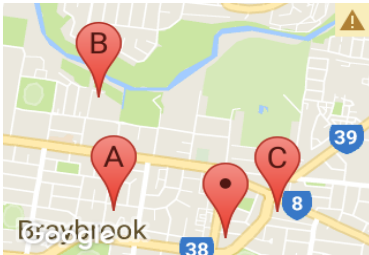
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$640,000 to \$660,000**

Provided by: Aaron Aruliah, Sweeney Inner West

## MEDIAN SALE PRICE



**MAIDSTONE, VIC, 3012**

Suburb Median Sale Price (House)

**\$745,000**

01 January 2018 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**4/16 CHERRY CRES, BRAYBROOK, VIC 3019**



Sale Price

**\$622,500**

Sale Date: 21/10/2017

Distance from Property: 757m



**13/40 ERROL ST, BRAYBROOK, VIC 3019**



Sale Price

**\$668,000**

Sale Date: 28/10/2017

Distance from Property: 1.3km



**5/26 ROONEY ST, MAIDSTONE, VIC 3012**



Sale Price

**\$600,000**

Sale Date: 07/02/2018

Distance from Property: 387m



This report has been compiled on 24/05/2018 by Sweeney Inner West. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/7 WINSTON STREET, MAIDSTONE, VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$640,000 to \$660,000

### Median sale price

Median price

\$745,000

House

Unit

Suburb

MAIDSTONE

Period

01 January 2018 to 31 March 2018

Source

pricfinder

### Comparable property sales

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
4/16 CHERRY CRES, BRAYBROOK, VIC 3019	\$622,500	21/10/2017
13/40 ERROL ST, BRAYBROOK, VIC 3019	\$668,000	28/10/2017
5/26 ROONEY ST, MAIDSTONE, VIC 3012	\$600,000	07/02/2018