## 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

3/22 Churchill Avenue, Maidstone Vic 3012

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$595,000		&		\$654,000				
Median sale p	rice								
Median price	\$685,500	Pro	operty Type	Том	/nhouse		Suburb	Maidstone	
Period - From	28/05/2024	to	27/05/2025		So	urce	Property	y Data	

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	1/49 Richelieu St MAIDSTONE 3012	\$673,500	02/05/2025
2	41 Crefden St MAIDSTONE 3012	\$600,000	16/04/2025
3	4/233 Ballarat Rd BRAYBROOK 3019	\$637,500	04/03/2025

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:

28/05/2025 15:53



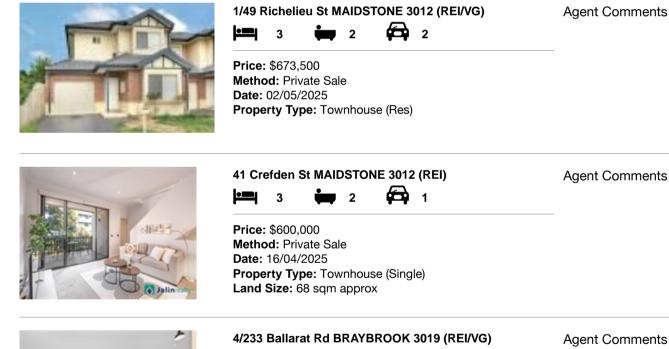






Rooms: 6 Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$595,000 - \$654,000 Median Townhouse Price 28/05/2024 - 27/05/2025: \$685,500

# **Comparable Properties**





Price: \$637,500 Method: Private Sale Date: 04/03/2025 Property Type: Townhouse (Single)

2

3

### Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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