

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

12/49 Rosamond Road, Maidstone Vic 3012

Indicative selling price

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

Single Price \$685,000

Median sale price

Median price \$701,250 Property Type Townhouse Suburb Maidstone

Period - From 07/11/2023 to 06/11/2024 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 | 13/49 Rosamond Rd MAIDSTONE 3012 | \$674,000 | 16/08/2024 |
| 2 | 14/49 Rosamond Rd MAIDSTONE 3012 | \$665,000 | 16/08/2024 |
| 3 | 2/49 Rosamond Rd MAIDSTONE 3012 | \$725,000 | 16/06/2024 |

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: 9 December 2024

12/49 Rosamond Road, Maidstone Vic 3012

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Property Type:
Agent Comments

Indicative Selling Price
\$685,000
Median Townhouse Price
07/11/2023 - 06/11/2024: \$701,250

Comparable Properties



13/49 Rosamond Rd MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$674,000
Method: Private Sale
Date: 16/08/2024
Property Type: Townhouse (Single)



14/49 Rosamond Rd MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 16/08/2024
Property Type: Townhouse (Single)



2/49 Rosamond Rd MAIDSTONE 3012 (VG)

Agent Comments



This is a 3 bedroom

Price: \$725,000
Method: Sale
Date: 16/06/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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