

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

31 Ballarat Road, Maidstone Vic 3012

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median sale price

Median price \$831,000 House X Unit Suburb Maidstone

Period - From 01/04/2018 to 31/03/2019 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	149 Ballarat Rd MAIDSTONE 3012	\$750,000	08/04/2019
2	217 Essex St WEST FOOTSCRAY 3012	\$685,000	02/05/2019
3	137 Ballarat Rd MAIDSTONE 3012	\$605,000	15/05/2019

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.