

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

2/83 Ballarat Road, Maidstone Vic 3012

Indicative selling price

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

Range between

\$650,000

&

\$695,000

Median sale price

Median price

\$805,000

Property Type

House

Suburb

Maidstone

Period - From

01/01/2020

to

31/12/2020

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	43b Chatham St FOOTSCRAY 3011	\$730,000	30/11/2020
2	1/117 Essex St WEST FOOTSCRAY 3012	\$720,000	12/12/2020
3	12/41 Thomson St MAIDSTONE 3012	\$685,000	27/01/2021

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:

09/02/2021 15:42

2/83 Ballarat Road, Maidstone Vic 3012



2 -

Property Type: House (Res)

Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$695,000

Median House Price

Year ending December 2020: \$805,000

Comparable Properties



43b Chatham St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Sold Before Auction

Date: 30/11/2020

Rooms: 3

Property Type: Townhouse (Res)



1/117 Essex St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$720,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Townhouse (Res)



12/41 Thomson St MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 27/01/2021

Rooms: 5

Property Type: Townhouse (Res)

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