Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$530,000	Property Type	Jnit	Suburb	Maidstone
Period - From 01/10/2018	to 30/09/2019	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

1	7/25 Empire St FOOTSCRAY 3011	\$320,000	21/08/2019
2	15/204 Ballarat Rd FOOTSCRAY 3011	\$310,000	09/11/2019
3	5/21 Empire St FOOTSCRAY 3011	\$305,000	31/08/2019

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.

This Statement of Information was prepared on:	15/01/2020 16:17



Date of sale



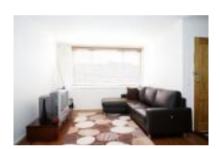




Property Type: Flat Agent Comments

Indicative Selling Price \$310,000 Median Unit Price Year ending September 2019: \$530,000

Comparable Properties



7/25 Empire St FOOTSCRAY 3011 (REI/VG)

2 2

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Price: \$320,000

Method: Sold Before Auction

Date: 21/08/2019

Property Type: Apartment

Agent Comments

Agent Comments



15/204 Ballarat Rd FOOTSCRAY 3011 (REI/VG) Agent Comments

- 2

Price: \$310,000 Method: Auction Sale Date: 09/11/2019

Property Type: Apartment



5/21 Empire St FOOTSCRAY 3011 (REI/VG)

12 **1**

Price: \$305,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Apartment

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



