

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

71 Ballarat Road, Maidstone Vic 3012

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$845,500

Property Type

House

Suburb

Maidstone

Period - From

01/10/2019

to

31/12/2019

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	11a Bizana St WEST FOOTSCRAY 3012	\$630,500	08/02/2020
2	5/116 Ballarat Rd MAIDSTONE 3012	\$597,000	06/11/2019
3	47 Yardley St MAIDSTONE 3012	\$595,000	30/03/2020

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:

07/04/2020 13:05



Property Type:
Agent Comments

Indicative Selling Price
\$630,000

Median House Price
December quarter 2019: \$845,500

Comparable Properties

11a Bizana St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$630,500
Method: Auction Sale
Date: 08/02/2020
Property Type: House (Res)

5/116 Ballarat Rd MAIDSTONE 3012 (REI) Agent Comments



Price: \$597,000
Method: Private Sale
Date: 06/11/2019
Property Type: Townhouse (Res)



47 Yardley St MAIDSTONE 3012 (REI) Agent Comments



Price: \$595,000
Method: Private Sale
Date: 30/03/2020
Property Type: House