

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

9/85 Ballarat Road, Maidstone Vic 3012

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Maidstone

Period - From 01/04/2022

to

31/03/2023

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	4/42 Burns St MAIDSTONE 3012	\$700,000	11/05/2023
2	1 Whittaker St MAIDSTONE 3012	\$637,000	24/05/2023
3	3/30 Scovell Cr MAIDSTONE 3012	\$530,000	26/05/2023

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:

23/06/2023 12:53

Stephen Simmonds

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2023: \$662,500



2 1 1

Rooms: 4

Property Type: Townhouse

Agent Comments

Two bedroom double storey townhouse, completely renovated internally, with lock-up garage and ample outdoor area.

Comparable Properties



4/42 Burns St MAIDSTONE 3012 (REI)

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 11/05/2023

Property Type: Townhouse (Res)

Agent Comments

Double storey two bedroom townhouse, in a quieter location and a smaller complex. Renovation is a lower standard and has less outdoor area.



1 Whittaker St MAIDSTONE 3012 (REI)

2 1 1

Price: \$637,000

Method: Private Sale

Date: 24/05/2023

Property Type: Unit

Agent Comments

Two bedroom single level house, closer towards Braybrook but in a quieter street. Not as renovated internally.



3/30 Scovell Cr MAIDSTONE 3012 (REI)

2 1 1

Price: \$530,000

Method: Private Sale

Date: 26/05/2023

Property Type: Unit

Agent Comments

Two bedroom double storey townhouse, in a smaller complex, but less renovated internally.