

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

14/101 Ballarat Road, Maidstone Vic 3012

Indicative selling price

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

Single price \$259,000

Median sale price

Median price \$579,000

Property Type Unit

Suburb Maidstone

Period - From 05/12/2018

to 04/12/2019

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	1/103 Gordon St FOOTSCRAY 3011	\$282,000	24/09/2019
2	1/43-45 Church St WEST FOOTSCRAY 3012	\$275,000	19/10/2019
3	1/29 Eldridge St FOOTSCRAY 3011	\$250,000	18/10/2019

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:

05/12/2019 16:28



1 -

Property Type: Flat
Agent Comments

Indicative Selling Price
\$259,000

Median Unit Price
05/12/2018 - 04/12/2019: \$579,000

Comparable Properties



1/103 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$282,000
Method: Private Sale
Date: 24/09/2019
Rooms: 3
Property Type: Flat



1/43-45 Church St WEST FOOTSCRAY 3012 (REI)

Agent Comments

1 1 1

Price: \$275,000
Method: Auction Sale
Date: 19/10/2019
Property Type: Unit



1/29 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$250,000
Method: Sold Before Auction
Date: 18/10/2019
Property Type: Unit