

# 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

3/106 Ballarat Road, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$879,000

### Median sale price

Median price

\$727,500

Property Type

Townhouse

Suburb

Maidstone

Period - From

27/07/2021

to

26/07/2022

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 | 10 Ironbark La MAIDSTONE 3012  | \$925,000 | 23/07/2022   |
| 2 | 1-3/4 Hutton St MAIDSTONE 3012 | \$920,000 | 29/09/2021   |
| 3 | 4b Hutton St MAIDSTONE 3012    | \$905,000 | 27/06/2022   |

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:

27/07/2022 10:39



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$879,000  
**Median Townhouse Price**  
27/07/2021 - 26/07/2022: \$727,500

## Comparable Properties



**10 Ironbark La MAIDSTONE 3012 (REI)**

Agent Comments

4 2 2

**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 23/07/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 280 sqm approx

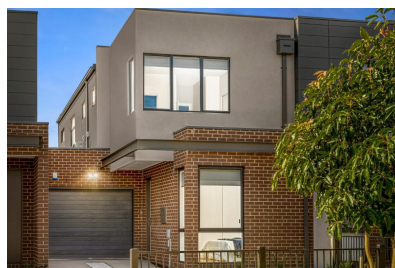


**1-3/4 Hutton St MAIDSTONE 3012 (REI)**

Agent Comments

4 3 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 29/09/2021  
**Property Type:** Townhouse (Single)



**4b Hutton St MAIDSTONE 3012 (REI)**

Agent Comments

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**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 27/06/2022  
**Property Type:** Townhouse (Res)