## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/116 Ballarat Road, Maidstone Vic 3012

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing  |        |           |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer   | \$570,000         |      | &            |       | \$620,000 |      |        |           |
| Median sale p   | rice              |      |              |       |           |      |        |           |
| Median price    | \$570,650         | Pro  | operty Type  | Unit  |           |      | Suburb | Maidstone |
| Period - From   | 01/07/2018        | to   | 30/06/2019   |       | So        | urce | 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.

| Add | dress of comparable property    | Price     | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1   | 3/11 Havelock St MAIDSTONE 3012 | \$660,000 | 09/07/2019   |
| 2   | 2/60 Melon St BRAYBROOK 3019    | \$636,000 | 14/09/2019   |
| 3   | 22 Whittaker St MAIDSTONE 3012  | \$600,000 | 07/09/2019   |

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:

16/09/2019 12:16









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$570,000 - \$620,000 Median Unit Price Year ending June 2019: \$570,650

# **Comparable Properties**



3/11 Havelock St MAIDSTONE 3012 (REI)



Price: \$660,000 Method: Private Sale Date: 09/07/2019 Rooms: 5 Property Type: Townhouse (Res) Agent Comments

2/60 Melon St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$636,000 Method: Auction Sale Date: 14/09/2019 Property Type: Townhouse (Res)



22 Whittaker St MAIDSTONE 3012 (REI)



Agent Comments

Price: \$600,000 Method: Auction Sale Date: 07/09/2019 Property Type: Townhouse (Res) Land Size: 150 sqm approx

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.