

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

Single price

\$899,000

Median sale price

Median price

\$722,444

Property Type

Townhouse

Suburb

Maidstone

Period - From

11/11/2020

to

10/11/2021

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	1/24 Beaumont Pde WEST FOOTSCRAY 3012	\$912,000	08/11/2021
2	16 Highbury St WEST FOOTSCRAY 3012	\$910,000	23/10/2021
3	4/33 Ballarat Rd FOOTSCRAY 3011	\$910,000	29/05/2021

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:

11/11/2021 15:21



Property Type:
Agent Comments

Indicative Selling Price
\$899,000

Median Townhouse Price
11/11/2020 - 10/11/2021: \$722,444

Comparable Properties



1/24 Beaumont Pde WEST FOOTSCRAY 3012 (REI) Agent Comments

4 3 2

Price: \$912,000
Method: Auction Sale
Date: 08/11/2021
Rooms: 4
Property Type: Townhouse (Res)



16 Highbury St WEST FOOTSCRAY 3012 (REI) Agent Comments

3 2 2

Price: \$910,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Townhouse (Res)



4/33 Ballarat Rd FOOTSCRAY 3011 (REI) Agent Comments

3 1 1

Price: \$910,000
Method: Sold Before Auction
Date: 29/05/2021
Property Type: Townhouse (Res)