

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

8/85 Ballarat Road, Maidstone Vic 3012

Indicative selling price

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

Range between \$545,000

&

\$575,000

Median sale price

Median price \$652,500

Property Type Unit

Suburb Maidstone

Period - From 21/03/2021

to

20/03/2022

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	6/52 Omar St MAIDSTONE 3012	\$600,000	25/01/2022
2	3/52 Omar St MAIDSTONE 3012	\$580,000	10/01/2022
3	2/52 Omar St MAIDSTONE 3012	\$575,000	22/11/2021

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:

21/03/2022 12:07



3 1.5 1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

6/52 Omar St MAIDSTONE 3012 (REI/VG)

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 25/01/2022

Property Type: Townhouse (Res)

Agent Comments

Similar older style townhouse, in a smaller block and less busy location

3/52 Omar St MAIDSTONE 3012 (REI/VG)

3 1 2

Price: \$580,000

Method: Private Sale

Date: 10/01/2022

Property Type: Townhouse (Res)

Agent Comments

Similar older style townhouse, in a smaller block and less busy location



2/52 Omar St MAIDSTONE 3012 (REI/VG)

3 1 1

Price: \$575,000

Method: Sold Before Auction

Date: 22/11/2021

Property Type: Townhouse (Res)

Agent Comments

Similar older style townhouse, in a smaller block and less busy location