

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

18/85 Ballarat Road, Maidstone Vic 3012

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$671,500

Property Type Unit

Suburb Maidstone

Period - From 01/01/2021

to 31/12/2021

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	11/6 Rosamond Rd FOOTSCRAY 3011	\$535,000	24/11/2021
2	4/134 Ballarat Rd MAIDSTONE 3012	\$535,000	28/09/2021
3			

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:

31/01/2022 14:23



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Rooms: 4

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2021: \$671,500

Comparable Properties



**11/6 Rosamond Rd FOOTSCRAY 3011
(REI/VG)**

Agent Comments

2 2 1

Price: \$535,000

Method: Private Sale

Date: 24/11/2021

Property Type: Townhouse (Single)



4/134 Ballarat Rd MAIDSTONE 3012 (VG)

Agent Comments

2 - -

Price: \$535,000

Method: Sale

Date: 28/09/2021

Property Type: Townhouse (Conjoined)

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.

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