

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

169 BALLARAT ROAD MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Maidstone

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

21 LOMANDRA DRIVE MAIDSTONE VIC 3012	\$775,000	23-Jun-23
17 WINJEEL COURT BRAYBROOK VIC 3019	\$620,000	24-Jun-24

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 6 months.

This Statement of Information was prepared on: 31 October 2024



**21 LOMANDRA DRIVE MAIDSTONE
VIC 3012**

Sold Price

\$775,000

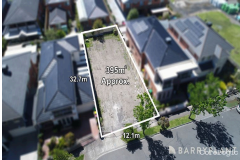
Sold Date

23-Jun-23



Distance

0.87km



**17 WINJEEL COURT BRAYBROOK
VIC 3019**

Sold Price

\$620,000

Sold Date

24-Jun-24



Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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