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 2/167 Ballarat Road, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$750,000		&		\$800,000			
Median sale price								
Median price	\$699,500	Pro	operty Type	Том	/nhouse		Suburb	Maidstone
Period - From	29/04/2024	to	28/04/2025		So	ource	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	45 Norfolk St MAIDSTONE 3012	\$845,000	01/04/2025
2	2b Dunedin St MAIDSTONE 3012	\$762,000	31/03/2025
3	1/35 Deakin St MAIDSTONE 3012	\$777,000	22/03/2025

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.

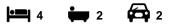
This Statement of Information was prepared on:

29/04/2025 16:31









Rooms: 6 Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median Townhouse Price 29/04/2024 - 28/04/2025: \$699,500

Comparable Properties

45 Norfolk St MAIDSTONE 3012 (REI) 3 2 2 1 Price: \$845,000 Method: Private Sale Date: 01/04/2025 Property Type: Townhouse (Single)	Agent Comments
2b Dunedin St MAIDSTONE 3012 (REI) 3 2 2 Price: \$762,000 Method: Private Sale Date: 31/03/2025 Property Type: House	Agent Comments
1/35 Deakin St MAIDSTONE 3012 (REI) 3 2 2 Price: \$777,000 Method: Auction Sale Date: 22/03/2025 Property Type: Townhouse (Single)	Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



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