



# STATEMENT OF INFORMATION

157 BALLARAT ROAD, MAIDSTONE, VIC-3012

PREPARED BY JIM CHRISTOU, HARCOURTS FOOTSCRAY

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**157 BALLARAT ROAD, MAIDSTONE, VIC**

3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$850,000 to \$880,000**

Provided by: Jim Christou, Harcourts Footscray

## MEDIAN SALE PRICE



**MAIDSTONE, VIC, 3012**

Suburb Median Sale Price (House)

**\$715,500**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**4 HUTTON ST, MAIDSTONE, VIC 3012**

3 1 2

Sale Price

**\*\$896,000**

Sale Date: 10/06/2017

Distance from Property: 180m



**25 THOMSON ST, MAIDSTONE, VIC 3012**

3 1 2

Sale Price

**\*\$873,000**

Sale Date: 13/05/2017

Distance from Property: 491m



**12 WINSTON ST, MAIDSTONE, VIC 3012**

3 1 2

Sale Price

**\*\$930,000**

Sale Date: 28/04/2017

Distance from Property: 564m



This report has been compiled on 17/08/2017 by Harcourts Footscray. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

157 BALLARAT ROAD, MAIDSTONE, VIC 3012

### Indicative selling price

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Price Range: \$850,000 to \$880,000

### Median sale price

Median price \$715,500

House

Unit

Suburb

MAIDSTONE

Period 01 July 2016 to 30 June 2017

Source

 pricfinder

### Comparable property sales

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
4 HUTTON ST, MAIDSTONE, VIC 3012	*\$896,000	10/06/2017
25 THOMSON ST, MAIDSTONE, VIC 3012	*\$873,000	13/05/2017
12 WINSTON ST, MAIDSTONE, VIC 3012	*\$930,000	28/04/2017