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

1/49 Rosamond Road, Maidstone Vic 3012

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$680,000		&		\$730,000			
Median sale p	rice							
Median price	\$678,750	Pro	operty Type	Unit			Suburb	Maidstone
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/11 Coward St FOOTSCRAY 3011	\$735,000	16/03/2024
2	2/1 Leander St FOOTSCRAY 3011	\$720,000	06/12/2023
3	1/1 Adelaide St FOOTSCRAY 3011	\$710,000	10/11/2023

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:

21/03/2024 15:17









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$680,000 - \$730,000 Median Unit Price December quarter 2023: \$678,750

Comparable Properties

2/11 Coward St FOOTSCRAY 3011 (REI)



Price: \$735,000 Method: Auction Sale Date: 16/03/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments

2/1 Leander St FOOTSCRAY 3011 (REI/VG)

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Price: \$720,000 Method: Private Sale Date: 06/12/2023 Property Type: Townhouse (Res) Land Size: 107 sqm approx



1/1 Adelaide St FOOTSCRAY 3011 (REI/VG)



Agent Comments

Price: \$710,000 Method: Private Sale Date: 10/11/2023 Property Type: Townhouse (Single)

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897





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