

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 consumer.vic.gov.au/underquoting

Range between \$680,000 & \$730,000

Median sale price

Median price \$678,750 Property Type Unit Suburb Maidstone

Period - From 01/10/2023 to 31/12/2023 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	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



2 2 2

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)

Agent Comments

2 1 1

Price: \$735,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)



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

Agent Comments

2 2 1

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

2 1 1

Price: \$710,000

Method: Private Sale

Date: 10/11/2023

Property Type: Townhouse (Single)