

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

6/24 Rooney Street 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2019

to

31 Dec 2019

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

117/251 Ballarat Road Braybrook VIC 3019	\$326,000	24-Jul-19
15/204 Ballarat Road Footscray VIC 3011	\$310,000	09-Nov-19
7/25 Empire Street Footscray VIC 3011	\$320,000	22-Aug-19

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: 16 January 2020



117/251 Ballarat Road Braybrook VIC 3019

Sold Price

\$326,000

Sold Date

24-Jul-19

 2  1  1

Distance

0.83km



15/204 Ballarat Road Footscray VIC 3011

Sold Price

\$310,000

Sold Date

09-Nov-19

 2  1  1

Distance

1.86km



7/25 Empire Street Footscray VIC 3011

Sold Price

\$320,000

Sold Date

22-Aug-19

 2  1  1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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