

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

46A Suffolk Street, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$860,000

Median sale price

Median price \$697,000 Property Type Townhouse Suburb Maidstone

Period - From 01/05/2022 to 30/04/2023 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	9b Glamis Rd WEST FOOTSCRAY 3012	\$910,000	17/11/2022
2	2/24 Dongola Rd WEST FOOTSCRAY 3012	\$885,000	08/02/2023
3	1/88 Suffolk St MAIDSTONE 3012	\$828,000	04/03/2023

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:

01/05/2023 14:52



3 2 2

Property Type: House (Res)

Land Size: 167 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$860,000

Median Townhouse Price

01/05/2022 - 30/04/2023: \$697,000

Comparable Properties

9b Glamis Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 - -

Brand new.

Price: \$910,000

Method: Private Sale

Date: 17/11/2022

Property Type: Townhouse (Res)



2/24 Dongola Rd WEST FOOTSCRAY 3012 (VG)

Agent Comments

3 - -

Slightly bigger land

Price: \$885,000

Method: Sale

Date: 08/02/2023

Property Type: House (Res)

Land Size: 218 sqm approx



1/88 Suffolk St MAIDSTONE 3012 (VG)

Agent Comments

3 - -

This is smaller and not street facing

Price: \$828,000

Method: Sale

Date: 04/03/2023

Property Type: Flat/Unit/Apartment (Res)