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	12 Suffolk Street, Maidstone Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
---------------------------	---	-------------

Median sale price

Median price	\$885,000	Pro	perty Type	House		Suburb	Maidstone
Period - From	01/01/2023	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

Add	dress of comparable property	Price	Date of sale
1	96 Rupert St WEST FOOTSCRAY 3012	\$1,152,500	10/02/2024
2	12 Duke St WEST FOOTSCRAY 3012	\$1,150,000	02/12/2023
3	60 Napoleon St WEST FOOTSCRAY 3012	\$1,135,000	12/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/03/2024 16:04













Property Type:

Divorce/Estate/Family Transfers Land Size: 475 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**

Year ending December 2023: \$885,000

Comparable Properties



96 Rupert St WEST FOOTSCRAY 3012

(REI/VG) **-**3

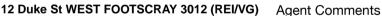




Price: \$1,152,500 Method: Auction Sale Date: 10/02/2024

Property Type: House (Res) Land Size: 330 sqm approx

Agent Comments





3





6

Price: \$1,150,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 502 sqm approx

60 Napoleon St WEST FOOTSCRAY 3012 (REI) Agent Comments

--4





Price: \$1,135,000 Method: Private Sale Date: 12/03/2024

Property Type: Townhouse (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



