

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

38a Suffolk Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$683,500 Property Type Townhouse Suburb Maidstone

Period - From 19/07/2022 to 18/07/2023 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	46a Suffolk St MAIDSTONE 3012	\$909,000	27/05/2023
2	6/219 Essex St WEST FOOTSCRAY 3012	\$880,000	17/06/2023
3	24b Waiora Pde WEST FOOTSCRAY 3012	\$873,000	22/05/2023

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:

19/07/2023 15:10

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3 2 2

Rooms: 5

Property Type: Townhouse

Land Size: 160 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$880,000

Median Townhouse Price

19/07/2022 - 18/07/2023: \$683,500

Comparable Properties

46a Suffolk St MAIDSTONE 3012 (REI)

Agent Comments

3 2 2

Price: \$909,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

6/219 Essex St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 2 2

Price: \$880,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Townhouse (Res)



24b Waiora Pde WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 2 1

Price: \$873,000

Method: Private Sale

Date: 22/05/2023

Property Type: Townhouse (Res)

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