

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

2/120 Suffolk Street, Maidstone Vic 3012

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$580,000

Median sale price

Median price \$600,000

House

Unit

X

Suburb

Maidstone

Period - From 01/07/2017

to

30/06/2018

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	48 Albert Facey St MAIDSTONE 3012	\$610,000	07/07/2018
2	6/19 Burns St MAIDSTONE 3012	\$600,000	25/08/2018
3	3/16 Yardley St MAIDSTONE 3012	\$570,650	01/08/2018

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.



2 1 1

Rooms:

Property Type: Villa

Agent Comments

Comparable Properties



48 Albert Facey St MAIDSTONE 3012 (REI/VG) **Agent Comments**

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 07/07/2018

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 147 sqm approx

6/19 Burns St MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 25/08/2018

Rooms: -

Property Type: Townhouse (Res)



3/16 Yardley St MAIDSTONE 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$570,650

Method: Private Sale

Date: 01/08/2018

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 101 sqm approx