

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

3/12 Crefden Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$383,000

Median sale price

Median price

\$569,250

Property Type

Unit

Suburb

Maidstone

Period - From

04/02/2021

to

03/02/2022

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	4/12 Crefden St MAIDSTONE 3012	\$388,000	16/09/2021
2	8/32 La Scala Av MARIBYRNONG 3032	\$380,000	08/01/2022
3	5/5 Gordon St FOOTSCRAY 3011	\$380,000	29/10/2021

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:

04/02/2022 13:15



2
 1
 1

Property Type:
 Agent Comments

Indicative Selling Price
 \$383,000

Median Unit Price
 04/02/2021 - 03/02/2022: \$569,250

Comparable Properties



4/12 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

2
 1
 1

Price: \$388,000
Method: Private Sale
Date: 16/09/2021
Property Type: Apartment



8/32 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$380,000
Method: Private Sale
Date: 08/01/2022
Property Type: Apartment



5/5 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

2
 1
 1

Price: \$380,000
Method: Sold Before Auction
Date: 29/10/2021
Property Type: Apartment

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