

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

11/4 CREFDEN STREET MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

8/2 CREFDEN STREET MAIDSTONE VIC 3012	\$405,000	13-Jan-23
10/12 CREFDEN STREET MAIDSTONE VIC 3012	\$380,000	06-Nov-22
37/12 CREFDEN STREET MAIDSTONE VIC 3012	\$445,000	21-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 30 January 2023



8/2 CREFDEN STREET MAIDSTONE VIC 3012

Sold Price

^{RS} \$405,000

Sold Date

13-Jan-23

2

2

1

Distance

0km



10/12 CREFDEN STREET MAIDSTONE VIC 3012

Sold Price

\$380,000

Sold Date

06-Nov-22

2

1

1

Distance

0.29km



37/12 CREFDEN STREET MAIDSTONE VIC 3012

Sold Price

\$445,000

Sold Date

21-Nov-22

2

2

1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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