## 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

42/12 Crefden Street, Maidstone Vic 3012

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$390,000	&	\$429,000					
Median sale price*								
Median price		Property Type		Suburb	Maidstone			
Period - From		to	Source					

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	19/48 Eucalyptus Dr MAIDSTONE 3012	\$428,500	06/04/2024
2	19/48 Eucalyptus Dr MAIDSTONE 3012	\$427,500	08/04/2024
3	18/44 Eucalyptus Dr MAIDSTONE 3012	\$380,000	24/01/2024

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:

09/04/2024 09:46

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$390,000 - \$429,000 No median price available

# **Comparable Properties**



19/48 Eucalyptus Dr MAIDSTONE 3012 (REI) Agent Comments



Price: \$428,500 Method: Auction Sale Date: 06/04/2024 Property Type: Apartment

19/48 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments





Price: \$427,500 Method: Private Sale Date: 08/04/2024 Property Type: Apartment

18/44 Eucalyptus Dr MAIDSTONE 3012 (REI/VG)

 Agent Comments



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