

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 13/4 Crefden Street, Maidstone 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 \$285,000 & \$310,000

Median sale price

Median price \$645,000

Property type Unit

Suburb Maidstone

Period - From 1 April 2020

to

31 June 2020

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. 46/17 Eucalyptus Drive, Maidstone, Vic 3012	\$295,000	23 May 2020

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: 1st October 2020