## Statement of Information Single residential property located in the Melbourne metropolitan area

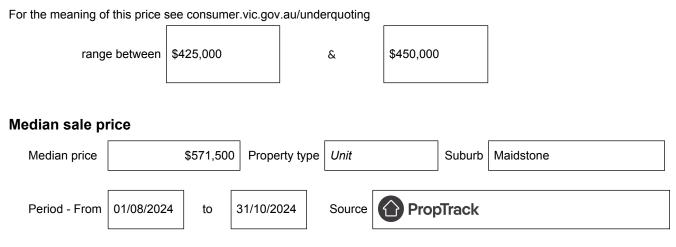
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

8/12 Crefden Street, Maidstone, Vic 3012

## Indicative selling price



## 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
1/2 Eucalyptus Drive, Maidstone, VIC 3012	\$442,000	17/06/2024
34/4 Wests Road, Maribyrnong, VIC 3032	\$425,000	02/10/2024
101/7 Sloane St, Maribyrnong, VIC 3032	\$436,600	28/05/2024

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13/11/2024

