

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

51/12 Crefden Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$379,500

Median sale price

Median price \$665,000

Property Type Unit

Suburb Maidstone

Period - From 01/10/2021

to 31/12/2021

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	17/46 Eucalyptus Dr MAIDSTONE 3012	\$400,000	26/11/2021
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:

24/03/2022 10:58



Property Type:
Agent Comments

Indicative Selling Price
\$379,500

Median Unit Price
December quarter 2021: \$665,000

Comparable Properties



17/46 Eucalyptus Dr MAIDSTONE 3012 (REI) Agent Comments



Price: \$400,000
Method: Private Sale
Date: 26/11/2021
Property Type: Apartment



8/32 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments



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



5/5 Gordon St FOOTSCRAY 3011 (REI) Agent Comments



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

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