

## 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

11/12 CREFDEN STREET MAIDSTONE VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$375,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jul 2023

to

30 Jun 2024

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

32/12 CREFDEN STREET MAIDSTONE VIC 3012	-	26-Jun-24
36/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$420,000	24-Jul-24
20/8 CREFDEN STREET MAIDSTONE VIC 3012	\$420,000	02-Apr-24

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: 31 July 2024

**32/12 CREFDEN STREET  
MAIDSTONE VIC 3012**

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Sold Price

<sup>RS</sup> - Sold Date **26-Jun-24**Distance **0km****36/48 EUCALYPTUS DRIVE  
MAIDSTONE VIC 3012**

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Sold Price

<sup>RS</sup> **\$420,000** Sold Date **24-Jul-24**Distance **0km****20/8 CREFDEN STREET  
MAIDSTONE VIC 3012**

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Sold Price

**\$420,000** Sold Date **02-Apr-24**Distance **0.22km****RS** = Recent sale**UN** = Undisclosed Sale

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