

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

3/2 Crefden Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$375,000

&

\$405,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Maidstone

Period - From

01/01/2020

to

31/12/2020

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	5/8 Crefden St MAIDSTONE 3012	\$406,500	26/11/2020
2	2/12 Crefden St MAIDSTONE 3012	\$395,000	12/02/2021
3			

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:

22/03/2021 10:35



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$375,000 - \$405,000

Median Unit Price

Year ending December 2020: \$635,000

Comparable Properties



5/8 Crefden St MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$406,500

Method: Private Sale

Date: 26/11/2020

Property Type: Apartment

2/12 Crefden St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$395,000

Method: Sold Before Auction

Date: 12/02/2021

Property Type: Unit

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.