

# 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

7 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)

Single price

\$670,000

### Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

Maidstone

Period - From

01/10/2020

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	2/21a Thomson St MAIDSTONE 3012	\$705,000	20/02/2021
2	20 Wests Rd MARIBYRNONG 3032	\$690,000	23/02/2021
3	3/4 Omar St MAIDSTONE 3012	\$640,000	23/02/2021

**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:

27/03/2021 11:38



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$670,000

**Median Unit Price**  
December quarter 2020: \$632,500

## Comparable Properties



**2/21a Thomson St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$705,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** Townhouse (Res)



**20 Wests Rd MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 23/02/2021  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**3/4 Omar St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 23/02/2021  
**Property Type:** Townhouse (Res)