

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 29/12 Crefden Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Maidstone
Period - From 01/01/2023 to 31/03/2023 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	31/4 Wests Rd MARIBYRNONG 3032	\$400,000	26/05/2023
2	45/48 Eucalyptus Dr MAIDSTONE 3012	\$435,000	09/05/2023
3	6/8 Crefden St MAIDSTONE 3012	\$412,000	06/03/2023

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: 13/06/2023 13:30



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000

Median Unit Price

March quarter 2023: \$575,000

Comparable Properties



31/4 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$400,000

Method: Private Sale

Date: 26/05/2023

Property Type: Apartment



45/48 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments

 2  2  1

Price: \$435,000

Method: Private Sale

Date: 09/05/2023

Property Type: Unit



6/8 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

 2  1  1

Price: \$412,000

Method: Private Sale

Date: 06/03/2023

Property Type: Apartment