

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

3/6 CREFDEN STREET MAIDSTONE VIC 3012

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2021

to

30 Apr 2022

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

19/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$436,000	17-Nov-21
9/2 CREFDEN STREET MAIDSTONE VIC 3012	\$410,000	06-May-22
51/12 CREFDEN STREET MAIDSTONE VIC 3012	\$379,500	28-Apr-22

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: 13 May 2022



19/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

 2  1  1

Sold Price **\$436,000** Sold Date **17-Nov-21**

Distance **0.29km**



9/2 CREFDEN STREET MAIDSTONE VIC 3012

 2  1  1

Sold Price ^{RS} **\$410,000** Sold Date **06-May-22**

Distance **-**



51/12 CREFDEN STREET MAIDSTONE VIC 3012

 2  1  1

Sold Price ^{RS} **\$379,500** Sold Date **28-Apr-22**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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