## 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

2/8 Crefden Street, Maidstone Vic 3012

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$365,000		&		\$390,000			
Median sale pr	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	Maidstone
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	41/12 Crefden St MAIDSTONE 3012	\$387,500	10/08/2019
2	310/77 Village Way MARIBYRNONG 3032	\$380,000	23/05/2019
3	2/18 Baird St MAIDSTONE 3012	\$370,000	17/05/2019

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:

12/11/2019 16:01









Property Type: Unit Agent Comments Indicative Selling Price \$365,000 - \$390,000 Median Unit Price Year ending September 2019: \$530,000

# **Comparable Properties**

41/12 Crefden St MAIDSTONE 3012 (REI)



Price: \$387,500 Method: Auction Sale Date: 10/08/2019 Property Type: Apartment



310/77 Village Way MARIBYRNONG 3032 (REI) Agent Comments



Price: \$380,000 Method: Sold Before Auction Date: 23/05/2019 Property Type: Apartment



2/18 Baird St MAIDSTONE 3012 (REI)



Agent Comments

Agent Comments

Price: \$370,000 Method: Private Sale Date: 17/05/2019 Property Type: Unit Land Size: 204 sqm approx

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.