

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$365,000

&

\$390,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Maidstone

Period - From

01/10/2018

to

30/09/2019

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	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



 2  1  1

**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)**

**Agent Comments**

 2  1  1

**Price:** \$387,500

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** Apartment



**310/77 Village Way MARIBYRNONG 3032 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$380,000

**Method:** Sold Before Auction

**Date:** 23/05/2019

**Property Type:** Apartment



**2/18 Baird St MAIDSTONE 3012 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 17/05/2019

**Property Type:** Unit

**Land Size:** 204 sqm approx