

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

8/4 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Nov 2022

to

31 Oct 2023

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

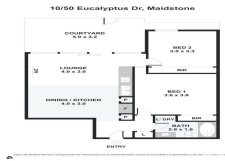
Date of sale

10/50 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	30-Oct-23
5/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$380,000	31-Oct-23
9/258 BALLARAT ROAD FOOTSCRAY VIC 3011	\$375,000	05-Oct-23

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: 16 November 2023



**10/50 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **30-Oct-23**

Distance **0.22km**



**5/44 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **31-Oct-23**

Distance **0.28km**



**9/258 BALLARAT ROAD
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$375,000** Sold Date **05-Oct-23**

Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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