

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

24/12 Crefden Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$671,500

Property Type Unit

Suburb Maidstone

Period - From 01/01/2021

to 31/12/2021

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	17/46 Eucalyptus Dr MAIDSTONE 3012	\$400,000	26/11/2021
2	407/77 Village Way MARIBYRNONG 3032	\$399,000	31/01/2022
3	4/12 Crefden St MAIDSTONE 3012	\$388,000	16/09/2021

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:

16/02/2022 09:21



2
 2
 1

Property Type:
Agent Comments

Indicative Selling Price
 \$395,000

Median Unit Price
 Year ending December 2021: \$671,500

Comparable Properties



17/46 Eucalyptus Dr MAIDSTONE 3012 (REI) **Agent Comments**

2
 1
 1

Price: \$400,000
Method: Private Sale
Date: 26/11/2021
Property Type: Apartment



407/77 Village Way MARIBYRNONG 3032 (REI) **Agent Comments**

2
 1
 2

Price: \$399,000
Method: Private Sale
Date: 31/01/2022
Property Type: Apartment



4/12 Crefden St MAIDSTONE 3012 (REI) **Agent Comments**

2
 1
 1

Price: \$388,000
Method: Private Sale
Date: 16/09/2021
Property Type: Apartment