



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

7/12 Crefden Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$503,000

House

Unit

X

Suburb

Maidstone

Period - From

01/01/2019

to

31/03/2019

Source

REIV

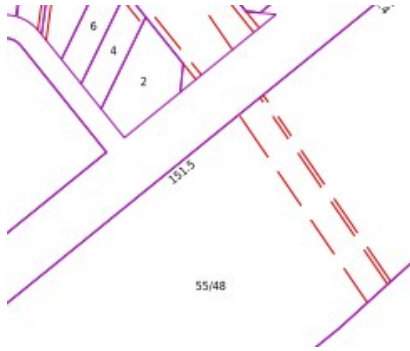
Comparable property sales (*Delete A or B below as applicable)

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	12/42 Eucalyptus Dr MAIDSTONE 3012	\$435,000	15/04/2019
2	319/5 Ordnance Res MARIBYRNONG 3032	\$427,000	14/03/2019
3	33/8 Crefden St MAIDSTONE 3012	\$420,000	31/01/2019

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.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$400,000 - \$430,000
Median Unit Price
 March quarter 2019: \$503,000

Comparable Properties

12/42 Eucalyptus Dr MAIDSTONE 3012 (REI) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 15/04/2019
Rooms: 3
Property Type: Apartment



319/5 Ordinance Res MARIBYRNONG 3032 (REI) Agent Comments



Price: \$427,000
Method: Sold Before Auction
Date: 14/03/2019
Rooms: -
Property Type: Apartment



33/8 Crefden St MAIDSTONE 3012 (REI) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Apartment