

53/12 Crefden Street, Maidstone Vic 3012



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$375,000

Median House Price

September quarter 2022: \$652,500

Comparable Properties



26/8 Crefden Street, Maidstone 3012 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$385,000

Method: Private Sale

Date: 13/10/2022

Property Type: Apartment

Agent Comments: Located in the neighbouring building, similar accommodation.



10/12 Crefden Street, Maidstone 3012 (REI)

2 Bed 1 Bath 1 Car

Price: \$380,000

Method: Private Sale

Date: 11/11/2022

Property Type: Apartment

Agent Comments: Located in the same building, similar accommodation.



27/8 Crefden Street, Maidstone 3012 (VG)

2 Bed 1 Bath 1 Car

Price: \$375,000

Method: Sale

Date: 09/09/2022

Property Type: Srata Unit/Flat

Agent Comments: Located in the neighbouring building, similar accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

53/12 Crefden Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$652,500

Unit

x

Suburb

Maidstone

Period - From

01/07/2022

to

30/09/2022

Source

REIV

Comparable property sales

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
26/8 Crefden Street, MAIDSTONE 3012	\$385,000	13/10/2022
10/12 Crefden Street, MAIDSTONE 3012	\$380,000	11/11/2022
27/8 Crefden Street, MAIDSTONE 3012	\$375,000	09/09/2022

This Statement of Information was prepared on:

16/11/2022 15:38