

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

34/12 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

\$409,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jun 2021

to

31 May 2022

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

24/12 CREFDEN STREET MAIDSTONE VIC 3012	\$425,500	01-Mar-22
48/12 CREFDEN STREET MAIDSTONE VIC 3012	\$440,000	08-Mar-22
9/2 CREFDEN STREET MAIDSTONE VIC 3012	\$410,000	06-May-22

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: 17 June 2022

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**24/12 CREFDEN STREET
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$425,500** Sold Date **01-Mar-22**

Distance -



**48/12 CREFDEN STREET
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$440,000** Sold Date **08-Mar-22**

Distance -



**9/2 CREFDEN STREET MAIDSTONE
VIC 3012**

2 1 1

Sold Price ^{RS} **\$410,000** Sold Date **06-May-22**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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