

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

31/12 Crefden Street, Maidstone Vic 3012

Indicative selling price

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

Single Price | \$399,000

Median sale price

Median price \$647,500

Property Type Unit

Suburb Maidstone

Period - From 28/11/2023

to 27/11/2024

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 | 11/12 Crefden St MAIDSTONE 3012 | \$375,000 | 05/09/2024 |
| 2 | 22/12 Crefden St MAIDSTONE 3012 | \$377,500 | 29/08/2024 |
| 3 | 42/12 Crefden St MAIDSTONE 3012 | \$375,000 | 26/08/2024 |

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:

28/11/2024 09:30

31/12 Crefden Street, Maidstone Vic 3012

Tony Gerace
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 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$399,000

Median Unit Price

28/11/2023 - 27/11/2024: \$647,500

Comparable Properties



11/12 Crefden St MAIDSTONE 3012 (REI/VG)

Agent Comments

 2  1  1

Price: \$375,000

Method: Private Sale

Date: 05/09/2024

Property Type: Apartment

22/12 Crefden St MAIDSTONE 3012 (VG)

Agent Comments

 2  -  -

Price: \$377,500

Method: Sale

Date: 29/08/2024

Property Type: Strata Unit/Flat



42/12 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

 2  1  1

Price: \$375,000

Method: Private Sale

Date: 26/08/2024

Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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