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 | $389,000

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

CONSUMER AFFAIRS VICTORIA

31/12 Crefden Street, Maidstone Vic 3012

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🛏 2   🛁 1   🚗 1

Indicative Selling Price
$389,000
Median Unit Price
28/11/2023 - 27/11/2024: $647,500

Property Type: Apartment
Agent Comments

Comparable Properties

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

🛏 2   🛁 1   🚗 1

Price: $375,000
Method: Private Sale
Date: 05/09/2024
Property Type: Apartment

Agent Comments

22/12 Crefden St MAIDSTONE 3012 (VG)

🛏 2   🛁 -   🚗 -

Price: $377,500
Method: Sale
Date: 29/08/2024
Property Type: Strata Unit/Flat

Agent Comments

42/12 Crefden St MAIDSTONE 3012 (REI)

🛏 2   🛁 1   🚗 1

Price: $375,000
Method: Private Sale
Date: 26/08/2024
Property Type: Apartment

Agent Comments

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