

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 6/12 Crefden Street, Maidstone 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$420,000

### Median sale price

Median price \$590,000 Unit ☒ Suburb Maidstone  
Period - From 1/7/18 to 30/9/18 Source REIV propertydata.com.au/RPData/Core Logic

### 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
1. 1/50 Eucalyptus Drive, Maidstone	\$450,000	25/8/18
2. 8/8 Crefden Street, Maidstone	\$468,000	1/9/18
3. 18/15 Eucalyptus Drive, Maidstone	\$430,000	13/10/18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 21 December 2018.