

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

53 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Maidstone

Period-from

01 May 2022

to

30 Apr 2023

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

9 STEEL WALK MAIDSTONE VIC 3012	\$595,000	27-Nov-22
5C LAWTON STREET BRAYBROOK VIC 3019	\$610,000	05-Nov-22
36B LYNCH STREET SUNSHINE VIC 3020	\$605,000	28-Nov-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: 02 May 2023



9 STEEL WALK MAIDSTONE VIC 3012

Sold Price **\$595,000** Sold Date **27-Nov-22**

 3  2  1

Distance **0.04km**



5C LAWTON STREET BRAYBROOK VIC 3019

Sold Price **\$610,000** Sold Date **05-Nov-22**

 2  -  -

Distance **2.83km**



36B LYNCH STREET SUNSHINE VIC 3020

Sold Price **\$605,000** Sold Date **28-Nov-22**

 2  1  2

Distance **3.42km**

RS = Recent sale UN = Undisclosed Sale

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