

# 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](https://consumer.vic.gov.au/underquoting)

Single Price | \$379,000

### 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  
03 9687 1344  
0411 121701  
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2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$379,000  
**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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