

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

12/8 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Oct 2020

to

30 Sep 2021

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

13/8 Crefden Street Maidstone VIC 3012	\$465,000	20-Aug-21
17/8 Crefden Street Maidstone VIC 3012	\$410,000	11-Mar-21
17/17 Eucalyptus Drive Maidstone VIC 3012	\$465,000	22-Jun-21

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: 08 October 2021



13/8 Crefden Street Maidstone VIC 3012

Sold Price

^{RS} **\$465,000**

Sold Date **20-Aug-21**

2 1 1

Distance -



17/8 Crefden Street Maidstone VIC 3012

Sold Price

\$410,000

Sold Date **11-Mar-21**

2 1 1

Distance -



17/17 Eucalyptus Drive Maidstone VIC 3012

Sold Price

\$465,000

Sold Date **22-Jun-21**

2 2 1

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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