Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 37 Crefden Street, Maidstone Vic 3012

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Maidstone
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	73 Ulmara Pwy MAIDSTONE 3012	\$670,000	24/11/2023
2	15 Steel WIk MAIDSTONE 3012	\$630,000	11/03/2024
3	51 Crefden St MAIDSTONE 3012	\$625,000	26/03/2024

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:

24/05/2024 15:04









Property Type: Townhouse Agent Comments

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price March quarter 2024: \$630,000

Comparable Properties





Price: \$670,000 Method: Sale Date: 24/11/2023 Property Type: Townhouse (Conjoined) Agent Comments



15 Steel WIk MAIDSTONE 3012 (REI/VG)

Agent Comments



Price: \$630,000 Method: Private Sale Date: 11/03/2024 Rooms: 3 Property Type: Townhouse (Res)



51 Crefden St MAIDSTONE 3012 (REI)



Agent Comments

Price: \$625,000 Method: Private Sale Date: 26/03/2024 Property Type: Townhouse (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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