

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

37 Crefden Street, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Maidstone

Period - From 01/01/2024 to 31/03/2024 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	73 Ulmara Pwy MAIDSTONE 3012	\$670,000	24/11/2023
2	15 Steel Wlk 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



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

March quarter 2024: \$630,000

Comparable Properties

73 Ulmara Pwy MAIDSTONE 3012 (VG)

Agent Comments

3 - -

Price: \$670,000

Method: Sale

Date: 24/11/2023

Property Type: Townhouse (Conjoined)



15 Steel Wlk MAIDSTONE 3012 (REI/VG)

Agent Comments

3 2 1

Price: \$630,000

Method: Private Sale

Date: 11/03/2024

Rooms: 3

Property Type: Townhouse (Res)



51 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

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