

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

38/8 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|---------------------------------------|-----------|-----------|
| 2/4 CREFDEN STREET MAIDSTONE VIC 3012 | \$355,000 | 09-Dec-23 |
| 3/4 CREFDEN STREET MAIDSTONE VIC 3012 | \$352,500 | 18-Jun-23 |
| | | |

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 February 2024



2/4 CREFDEN STREET MAIDSTONE Sold Price
VIC 3012

^{RS} **\$355,000** Sold Date **09-Dec-23**

 1  1  1

Distance **0.05km**



3/4 CREFDEN STREET MAIDSTONE Sold Price
VIC 3012

\$352,500 Sold Date **18-Jun-23**

 1  1  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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