

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12/6 CREFDEN STREET, MAIDSTONE, VIC  2  2  1

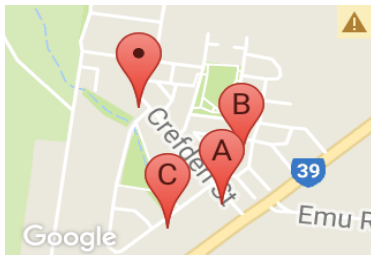
Indicative Selling Price

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

Price Range: **\$450,000 to \$490,000**

Provided by: Saade Ghazi, Hunter French

MEDIAN SALE PRICE



MAIDSTONE, VIC, 3012

Suburb Median Sale Price (Unit)

\$535,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



36/44 EUCALYPTUS DR, MAIDSTONE, VIC 3012  2  2  1

Sale Price

***\$420,000**

Sale Date: 16/12/2017

Distance from Property: 219m



12 MANDREL ST, MAIDSTONE, VIC 3012  2  1  1

Sale Price

***\$521,000**

Sale Date: 09/12/2017

Distance from Property: 191m



23/48 EUCALYPTUS DR, MAIDSTONE, VIC 3012  2  2  1

Sale Price

\$431,500

Sale Date: 29/08/2017

Distance from Property: 220m



This report has been compiled on 14/02/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/6 CREFDEN STREET, MAIDSTONE, VIC 3012

Indicative selling price

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

Price Range: \$450,000 to \$490,000

Median sale price

Median price \$535,000

House

Unit

X

Suburb

MAIDSTONE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
36/44 EUCALYPTUS DR, MAIDSTONE, VIC 3012	*\$420,000	16/12/2017
12 MANDREL ST, MAIDSTONE, VIC 3012	*\$521,000	09/12/2017
23/48 EUCALYPTUS DR, MAIDSTONE, VIC 3012	\$431,500	29/08/2017