

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/6 Crefden Street, Maidstone Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$370,000	&	\$395,000
hange between	\$370,000	α	φ395,000

Median sale price

Median price	\$617,500	Hou	ISC	Unit	Х	Suburb	Maidstone
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

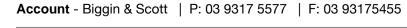
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	16/46 Eucalyptus Dr MAIDSTONE 3012	\$410,000	21/03/2018
2	7/46 Eucalyptus Dr MAIDSTONE 3012	\$405,000	21/05/2018
3	3/44 Eucalyptus Dr MAIDSTONE 3012	\$400,000	14/04/2018

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.







Generated: 07/06/2018 10:41











Rooms: Property Type: Agent Comments Indicative Selling Price \$370,000 - \$395,000 Median Unit Price March quarter 2018: \$617,500

Comparable Properties



16/46 Eucalyptus Dr MAIDSTONE 3012 (REI)

6/46 Eucalyptus Dr MAIDSTONE 3012 (RE

Price: \$410,000

Method: Sold Before Auction

Date: 21/03/2018

Rooms: 3

Property Type: Apartment

Agent Comments

7/46 Eucalyptus Dr MAIDSTONE 3012 (REI)









Price: \$405,000 Method: Private Sale Date: 21/05/2018

Rooms: 4

Property Type: Apartment

Agent Comments



3/44 Eucalyptus Dr MAIDSTONE 3012 (REI)

=| 2





2 🚃 1 🕰

Price: \$400,000

Method: Sold Before Auction

Date: 14/04/2018 Rooms: 3

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





Generated: 07/06/2018 10:41