

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

5/42 Eucalyptus Drive 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Oct 2020

to

30 Sep 2021

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

8 Magnolia Path Maidstone VIC 3012	\$495,000	09-Jul-21
2/2 Eucalyptus Drive Maidstone VIC 3012	\$511,000	01-Jun-21
4/134 Ballarat Road Maidstone VIC 3012	\$535,000	28-Sep-21

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: 20 October 2021


8 Magnolia Path Maidstone VIC 3012

 Sold Price **\$495,000** Sold Date **09-Jul-21**

2 2 2

 Distance **0.19km**

2/2 Eucalyptus Drive Maidstone VIC 3012

 Sold Price **\$511,000** Sold Date **01-Jun-21**

2 2 1

 Distance **0.22km**

4/134 Ballarat Road Maidstone VIC 3012

 Sold Price ^{RS} **\$535,000** ^{UN} Sold Date **28-Sep-21**

2 1 1

 Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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