

# 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

17/46 Eucalyptus Drive, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$400,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Maidstone

Period - From 01/10/2020 to 30/09/2021 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	1/12 Crefden St MAIDSTONE 3012	\$395,000	03/06/2021
2	4/12 Crefden St MAIDSTONE 3012	\$388,000	16/09/2021
3	21/46 Eucalyptus Dr MAIDSTONE 3012	\$382,500	29/06/2021

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:

26/10/2021 17:04



2 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$380,000 - \$400,000

**Median Unit Price**  
 Year ending September 2021: \$670,000

## Comparable Properties



**1/12 Crefden St MAIDSTONE 3012 (REI)**

**Agent Comments**

2 1 1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 03/06/2021  
**Property Type:** Apartment



**4/12 Crefden St MAIDSTONE 3012 (REI)**

**Agent Comments**

2 1 1

**Price:** \$388,000  
**Method:** Private Sale  
**Date:** 16/09/2021  
**Property Type:** Apartment



**21/46 Eucalyptus Dr MAIDSTONE 3012 (REI)**

**Agent Comments**

2 1 1

**Price:** \$382,500  
**Method:** Private Sale  
**Date:** 29/06/2021  
**Property Type:** Apartment