

# 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

40 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

\$750,000

&

\$780,000

### Median sale price

Median price

\$915,000

Property Type

House

Suburb

Maidstone

Period - From

01/04/2021

to

30/06/2021

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 | 18a Albert Facey St MAIDSTONE 3012 | \$780,000 | 17/04/2021   |
| 2 | 3/11 Baird St MAIDSTONE 3012       | \$779,000 | 28/04/2021   |
| 3 | 29 Lightwood Way MAIDSTONE 3012    | \$765,000 | 29/03/2021   |

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:

05/08/2021 10:25



3   
 2   
 1

**Property Type:** Townhouse (Res)

**Land Size:** 3790 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$780,000

**Median House Price**

June quarter 2021: \$915,000

## Comparable Properties

**18a Albert Facey St MAIDSTONE 3012 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 162 sqm approx

**3/11 Baird St MAIDSTONE 3012 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$779,000

**Method:** Sold Before Auction

**Date:** 28/04/2021

**Property Type:** Townhouse (Res)

**29 Lightwood Way MAIDSTONE 3012 (VG)**

Agent Comments

3   
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**Price:** \$765,000

**Method:** Sale

**Date:** 29/03/2021

**Property Type:** House (Res)

**Land Size:** 244 sqm approx

PICTURES TO  
COME