

12/48 Eucalyptus Drive, Maidstone, VIC 3012



2 Bed 2 Bath 1 Car

Property Type: Apartment

Agent Comments: Plus storage unit

Indicative Selling Price

\$415,000

Median House Price

17/09/2023 - 16/09/2024: \$641,000

Comparable Properties



37/44 Eucalyptus Drive, Maidstone 3012(REI/VG)

2 Bed 2 Bath 1 Car

Price: \$417,000

Method: Private Sale

Date: 20/08/2024

Property Type: Unit

Agent Comments: Similar unit in neighboring development



36/48 Eucalyptus Drive, Maidstone 3012 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$415,000

Method: Private Sale

Date: 01/05/2024

Property Type: Unit

Agent Comments: Similar unit within the same development



30/48 Eucalyptus Drive, Maidstone 3012 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$415,000

Method: Private Sale

Date: 01/05/2024

Property Type: Unit

Agent Comments: Similar unit within the same development

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12/48 Eucalyptus Drive, Maidstone, VIC 3012

Indicative selling price

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

Single Price

\$415,000

Median sale price

Median price

\$641,000

Unit

x

Suburb

Maidstone

Period - From

17/09/2023

to

16/09/2024

Source

REIV

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
37/44 Eucalyptus Drive, MAIDSTONE 3012	\$417,000	20/08/2024
36/48 Eucalyptus Drive, MAIDSTONE 3012	\$420,000	24/07/2024
30/48 Eucalyptus Drive, MAIDSTONE 3012	\$415,000	01/05/2024

This Statement of Information was prepared on:

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