

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

40/17 Eucalyptus Drive, Maidstone Vic 3012

Indicative selling price

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

Range between

\$430,000

&

\$470,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

Maidstone

Period - From

01/10/2020

to

31/12/2020

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	207/11 Horizon Dr MARIBYRNONG 3032	\$475,000	30/11/2020
2	410/64 Wests Rd MARIBYRNONG 3032	\$450,000	21/12/2020
3	9/42 Eucalyptus Dr MAIDSTONE 3012	\$440,000	16/12/2020

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:

20/01/2021 13:27



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000

Median Unit Price
December quarter 2020: \$632,500

Comparable Properties



207/11 Horizon Dr MARIBYRNONG 3032 (REI) Agent Comments



Price: \$475,000
Method: Private Sale
Date: 30/11/2020
Rooms: 4
Property Type: Apartment



410/64 Wests Rd MARIBYRNONG 3032 (REI) Agent Comments



Price: \$450,000
Method: Private Sale
Date: 21/12/2020
Property Type: Apartment



9/42 Eucalyptus Dr MAIDSTONE 3012 (REI) Agent Comments



Price: \$440,000
Method: Auction Sale
Date: 16/12/2020
Property Type: Apartment