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

19/46 Eucalyptus Drive, Maidstone Vic 3012

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$395,000		&		\$430,000			
Median sale pi	rice							
Median price	\$426,750	Pro	operty Type	Unit			Suburb	Maidstone
Period - From	14/10/2023	to	13/10/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	37/44 Eucalyptus Dr MAIDSTONE 3012	\$417,000	20/08/2024
2	36/48 Eucalyptus Dr MAIDSTONE 3012	\$420,000	24/07/2024
3	36/48 Eucalyptus Dr MAIDSTONE 3012	\$420,000	24/07/2024

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:

14/10/2024 12:39









Property Type: Apartment Agent Comments

Indicative Selling Price \$395,000 - \$434,500 **Median Unit Price** 14/10/2023 - 13/10/2024: \$426,750

Comparable Properties



37/44 Eucalyptus Dr MAIDSTONE 3012 (REI)



Price: \$417,000 Method: Private Sale Date: 20/08/2024 Property Type: Unit

(REI/VG)

36/48 Eucalyptus Dr MAIDSTONE 3012

Agent Comments

Agent Comments

Agent Comments



Price: \$420,000 Method: Private Sale Date: 24/07/2024 Property Type: Apartment

36/48 Eucalyptus Dr MAIDSTONE 3012 (REI/VG)

2 **601** 1 2

Price: \$420,000 Method: Private Sale Date: 24/07/2024 Property Type: Apartment

Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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