

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 consumer.vic.gov.au/underquoting

Range between \$395,000 & \$430,000

Median sale price

Median price \$426,750 Property Type Unit Suburb Maidstone

Period - From 14/10/2023 to 13/10/2024 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	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



2 1 1

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)

Agent Comments

2 2 1

Price: \$417,000

Method: Private Sale

Date: 20/08/2024

Property Type: Unit



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

Agent Comments

2 2 1

Price: \$420,000

Method: Private Sale

Date: 24/07/2024

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$420,000

Method: Private Sale

Date: 24/07/2024

Property Type: Apartment