

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 25/02/2019

Property offered for sale

Address
Including suburb and
postcode 36/48 Eucalyptus Drive, Maidstone

Indicative selling price

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

Single price \$419,000

Median sale price

Median price \$465,000

Unit X

Suburb Maidstone

Period - From 30/06/2018 to 19/11/2018

Source REA

Comparable property sales

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. 18/15 Eucalyptus Drive, Maidstone	\$430,000	12/10/2018
2. 38/17 Eucalyptus Drive, Maidstone	\$430,000	12/07/2018
3. 19/44 Eucalyptus Drive, Maidstone	\$415,000	25/06/2018