

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

2/50 Eucalyptus Drive Maidstone VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

17/17 Eucalyptus Drive Maidstone VIC 3012	\$465,000	22-Jun-21
1204B/2 Wests Road Maribyrnong VIC 3032	\$487,000	19-Apr-21
202 Gatehouse Place Maribyrnong VIC 3032	\$480,000	25-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 22 September 2021



**17/17 Eucalyptus Drive Maidstone
VIC 3012**

Sold Price

\$465,000

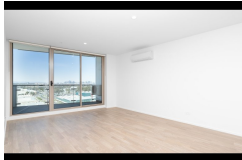
Sold Date

22-Jun-21

 2  2  1

Distance

0.12km



**1204B/2 Wests Road Maribyrnong
VIC 3032**

Sold Price

\$487,000

Sold Date

19-Apr-21

 2  2  1

Distance

0.95km



**202 Gatehouse Place Maribyrnong
VIC 3032**

Sold Price

\$480,000

Sold Date

25-Mar-21

 2  1  1

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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