

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

15/44 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Mar 2022

to

28 Feb 2023

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

45/12 CREFDEN STREET MAIDSTONE VIC 3012	\$468,000	07-Feb-23
29/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$470,000	21-Feb-23
116/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$475,000	30-Sep-22

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: 06 March 2023



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**45/12 CREFDEN STREET
MAIDSTONE VIC 3012**

2 2 1

Sold Price ^{RS} **\$468,000** Sold Date **07-Feb-23**

Distance **0km**



**29/17 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 2 1

Sold Price ^{RS} **\$470,000** Sold Date **21-Feb-23**

Distance **0.15km**



**116/7 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$475,000** Sold Date **30-Sep-22**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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