

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 15/09/2019

### Property offered for sale

Address  
Including suburb and  
postcode 23/17 Eucalyptus Drive, Maidstone

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000 & \$450,000

### Median sale price

Median price \$460,000

Property Type Unit

Suburb Maidstone

Period - From 1 July 2018

to 29 July 2019

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. 319/5 Ordnance Reserve, Maidstone	\$427,000	14/03/2019
2. 12/42 Eucalyptus Drive, Maidstone	\$435,000	15/04/2019
3. 36/48 Eucalyptus Drive, Maidstone	\$422,000	26/04/2019