

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

7/44 Eucalyptus Drive, Maidstone Vic 3012

Indicative selling price

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

Range between \$320,000 & \$330,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Maidstone

Period - From 01/07/2024 to 30/09/2024 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	101/699b Barkly St WEST FOOTSCRAY 3012	\$320,000	07/11/2024
2	14/4 La Scala Av MARIBYRNONG 3032	\$322,000	11/09/2024
3	102/14 Eleanor St FOOTSCRAY 3011	\$349,000	24/08/2024

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:

27/11/2024 14:15



 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$330,000

Median Unit Price

September quarter 2024: \$690,000

Comparable Properties



101/699b Barkly St WEST FOOTSCRAY 3012 (REI)

Agent Comments

 1
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Price: \$320,000

Method: Private Sale

Date: 07/11/2024

Property Type: Unit



14/4 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

 1
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Price: \$322,000

Method: Private Sale

Date: 11/09/2024

Property Type: Apartment



102/14 Eleanor St FOOTSCRAY 3011 (REI)

Agent Comments

 1
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  1

Price: \$349,000

Method: Private Sale

Date: 24/08/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577