



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

12/15 Eucalyptus Drive, Maidstone Vic 3012

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$590,000

House

Unit

X

Suburb

Maidstone

Period - From

01/07/2018

to

30/09/2018

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	18/15 Eucalyptus Dr MAIDSTONE 3012	\$430,000	09/10/2018
2	38/17 Eucalyptus Dr MAIDSTONE 3012	\$430,000	12/07/2018
3	19/44 Eucalyptus Dr MAIDSTONE 3012	\$415,000	25/06/2018

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.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$425,000

Median Unit Price
 September quarter 2018: \$590,000

Comparable Properties



18/15 Eucalyptus Dr MAIDSTONE 3012 (REI) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 09/10/2018
Rooms: 6
Property Type: Apartment



38/17 Eucalyptus Dr MAIDSTONE 3012 (REI) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 12/07/2018
Rooms: 4
Property Type: Apartment



19/44 Eucalyptus Dr MAIDSTONE 3012 (REI) Agent Comments



Price: \$415,000
Method: Private Sale
Date: 25/06/2018
Rooms: 4
Property Type: Unit