

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

9/44 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2021

to

31 Dec 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

17/46 Eucalyptus Drive Maidstone VIC 3012	\$400,000	17-Nov-21
1/44 Eucalyptus Drive Maidstone VIC 3012	\$390,000	15-Oct-21
19/48 Eucalyptus Drive Maidstone VIC 3012	\$436,000	17-Nov-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: 27 January 2022



**17/46 Eucalyptus Drive Maidstone
VIC 3012**

Sold Price

\$400,000

Sold Date

17-Nov-21

 2  1  1

Distance

-

**1/44 Eucalyptus Drive Maidstone
VIC 3012**

Sold Price

^{RS} **\$390,000**

Sold Date

15-Oct-21

 2  1  1

Distance

-



**19/48 Eucalyptus Drive Maidstone
VIC 3012**

Sold Price

\$436,000

Sold Date

17-Nov-21

 2  1  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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