

## 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

16/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2022

to

31 Dec 2022

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 7/12 CREFDEN STREET MAIDSTONE VIC 3012     | \$457,000 | 29-Aug-22 |
| 37/12 CREFDEN STREET MAIDSTONE VIC 3012    | \$445,000 | 21-Nov-22 |
| 109/2 LA SCALA AVENUE MARIBYRNONG VIC 3032 | \$471,000 | 04-Aug-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: 30 January 2023



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**7/12 CREFDEN STREET  
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$457,000** Sold Date **29-Aug-22**

Distance **0.15km**



**37/12 CREFDEN STREET  
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$445,000** Sold Date **21-Nov-22**

Distance **0.15km**



**109/2 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$471,000** Sold Date **04-Aug-22**

Distance **1.81km**

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

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