

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

36 Eucalyptus Drive, Maidstone Vic 3012

Indicative selling price

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

Range between

\$770,000

&

\$790,000

Median sale price

Median price

\$845,000

Property Type

House

Suburb

Maidstone

Period - From

01/07/2022

to

30/09/2022

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	3/15 Havelock St MAIDSTONE 3012	\$860,000	09/11/2022
2	8 Curtin St MAIDSTONE 3012	\$778,000	19/11/2022
3	46 Albert Facey St MAIDSTONE 3012	\$762,500	06/09/2022

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:

09/01/2023 13:30



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$770,000 - \$790,000

Median House Price

September quarter 2022: \$845,000

Property is part of owners corporation. Offering 3 bedrooms plus 4th/Study.

Comparable Properties



3/15 Havelock St MAIDSTONE 3012 (VG)



Price: \$860,000

Method: Sale

Date: 09/11/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

This home offered 3 bathrooms, however no street presence. Situated at the rear of another two homes.



8 Curtin St MAIDSTONE 3012 (REI)



Price: \$778,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Townhouse (Res)

Agent Comments

No Study or 4th bedroom



46 Albert Facey St MAIDSTONE 3012 (REI/VG)



Price: \$762,500

Method: Sold Before Auction

Date: 06/09/2022

Property Type: House (Res)

Land Size: 170 sqm approx

Agent Comments

No Study or 4th bedroom.