

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

6/48 Eucalyptus Drive, Maidstone Vic 3012

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Maidstone

Period - From

01/10/2018

to

30/09/2019

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	7/12 Crefden St MAIDSTONE 3012	\$440,000	20/08/2019
2	314/5 Ordnance Res MARIBYRNONG 3032	\$435,000	16/11/2019
3	45/48 Eucalyptus Dr MAIDSTONE 3012	\$412,500	12/11/2019

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:

16/12/2019 09:21



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000

Median Unit Price

Year ending September 2019: \$530,000

Comparable Properties



7/12 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$440,000

Method: Private Sale

Date: 20/08/2019

Rooms: 4

Property Type: Apartment



314/5 Ordinance Res MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 16/11/2019

Property Type: Apartment



45/48 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$412,500

Method: Private Sale

Date: 12/11/2019

Rooms: 4

Property Type: Apartment