

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

10/50 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

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2022

to

31 Aug 2023

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

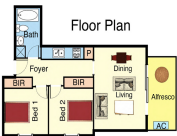
Date of sale

13/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$365,000	03-Apr-23
16/258 BALLARAT ROAD FOOTSCRAY VIC 3011	\$375,000	06-May-23
8/30 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$380,000	06-Jun-23

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: 13 September 2023



13/46 Eucalyptus Drive, Maidstone, Vic 3012

13/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

2 1 1

Sold Price **\$365,000** Sold Date **03-Apr-23**

Distance **0km**



16/258 BALLARAT ROAD FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$375,000** Sold Date **06-May-23**

Distance **1.53km**



8/30 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 1 1

Sold Price **\$380,000** Sold Date **06-Jun-23**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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