

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

8/2 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Mar 2019

to

29 Feb 2020

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

15/2 Eucalyptus Drive Maidstone VIC 3012	\$425,000	24-Jun-19
7/12 Crefden Street Maidstone VIC 3012	\$440,000	02-Aug-19
7/48 Eucalyptus Drive Maidstone VIC 3012	\$443,500	02-Apr-19

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: 26 March 2020



15/2 Eucalyptus Drive Maidstone VIC 3012

Sold Price

\$425,000

Sold Date

24-Jun-19

2



1



1

Distance

-



7/12 Crefden Street Maidstone VIC 3012

Sold Price

\$440,000

Sold Date

02-Aug-19

2



2



1

Distance

0.22km

7/48 Eucalyptus Drive Maidstone VIC 3012

Sold Price

\$443,500

Sold Date

02-Apr-19

2



2



1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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