

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

33/44 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jun 2020

to

31 May 2021

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

11/50 Eucalyptus Drive Maidstone VIC 3012	\$418,000	20-Jan-21
17/8 Crefden Street Maidstone VIC 3012	\$410,000	11-Mar-21
52/4 Wests Road Maribyrnong VIC 3032	\$430,000	26-Mar-21

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: 28 June 2021



11/50 Eucalyptus Drive Maidstone VIC 3012

Sold Price

\$418,000

Sold Date

20-Jan-21

2

1

1

Distance

-



17/8 Crefden Street Maidstone VIC 3012

Sold Price

\$410,000

Sold Date

11-Mar-21

2

1

1

Distance

0.18km



52/4 Wests Road Maribyrnong VIC 3032

Sold Price

^{RS} **\$430,000**

Sold Date

26-Mar-21

2

2

1

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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