

A yellow bicycle with a wicker basket of pink flowers parked against a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background is slightly blurred, showing a building and trees.

**RayWhite.**

**Statement  
of  
information**

1/2 EUCALYPTUS DRIVE, MAIDSTONE, VIC 3012  
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/2 EUCALYPTUS DRIVE, MAIDSTONE, VIC



## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$450,000 to \$480,000**

Provided by: Matthew Schroeder, Ray White Brunswick

## MEDIAN SALE PRICE

MAIDSTONE, VIC, 3012

Suburb Median Sale Price (Unit)

\$610,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



25/44 EUCALYPTUS DR, MAIDSTONE, VIC 3012



Sale Price

**\$440,000**

Sale Date: 03/12/2023

Distance from Property: 229m



1/9 KENNETH ST, BRAYBROOK, VIC 3019



Sale Price

**\$525,000**

Sale Date: 13/12/2023

Distance from Property: 1.7km



22/8 CREFDEN ST, MAIDSTONE, VIC 3012



Sale Price

**\$440,000**

Sale Date: 18/10/2023

Distance from Property: 81m



This report has been compiled on 16/04/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is

being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

1/2 EUCALYPTUS DRIVE, MAIDSTONE, VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$450,000 to \$480,000

### Median sale price

Median price

\$610,000

Property type

Unit

Suburb

MAIDSTONE

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

### Comparable property sales

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

25/44 EUCALYPTUS DR, MAIDSTONE, VIC 3012	\$440,000	03/12/2023
1/9 KENNETH ST, BRAYBROOK, VIC 3019	\$525,000	13/12/2023
22/8 CREFDEN ST, MAIDSTONE, VIC 3012	\$440,000	18/10/2023

This Statement of Information was prepared on:

16/04/2024