

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

13 Eucalyptus Drive, Maidstone Vic 3012

Indicative selling price

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

Range between \$810,000 & \$890,000

Median sale price

Median price \$885,000 Property Type House Suburb Maidstone

Period - From 01/01/2023 to 31/12/2023 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	8a Hutton St MAIDSTONE 3012	\$905,000	22/02/2024
2	8/23 Soudan Rd WEST FOOTSCRAY 3012	\$850,000	05/10/2023
3	12b Carlyle St MAIDSTONE 3012	\$835,500	22/01/2024

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:

15/03/2024 14:11



Property Type: House (Res)
Land Size: 2786 sqm approx
 Agent Comments

Indicative Selling Price

\$810,000 - \$890,000

Median House Price

Year ending December 2023: \$885,000

Comparable Properties



8a Hutton St MAIDSTONE 3012 (REI)



Agent Comments

This home is a newer built home

Price: \$905,000
Method: Private Sale
Date: 22/02/2024
Property Type: Townhouse (Single)



8/23 Soudan Rd WEST FOOTSCRAY 3012 (REI/VG)



Agent Comments

Price: \$850,000
Method: Private Sale
Date: 05/10/2023
Property Type: Townhouse (Single)
Land Size: 225 sqm approx



12b Carlyle St MAIDSTONE 3012 (REI/VG)



Agent Comments

New Built at the time of sale. Inferior location.

Price: \$835,500
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 170 sqm approx