

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

16/46 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2023

to

30 Apr 2024

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

19/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$428,500	06-Apr-24
20/8 CREFDEN STREET MAIDSTONE VIC 3012	\$420,000	11-Apr-24
30/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$415,000	01-May-24

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: 27 May 2024



**19/48 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price ^{RS} **\$428,500** Sold Date **06-Apr-24**

Distance **0.07km**



**20/8 CREFDEN STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price ^{RS} **\$420,000** Sold Date **11-Apr-24**

Distance **0.22km**



**30/48 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price ^{RS} **\$415,000** Sold Date **01-May-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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