

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

3/44 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,750

Property type

Unit

Suburb

Maidstone

Period-from

01 Mar 2023

to

29 Feb 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

22/8 CREFDEN STREET MAIDSTONE VIC 3012	\$440,000	18-Oct-23
16/50 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$398,000	16-Feb-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: 28 March 2024



**22/8 CREFDEN STREET
MAIDSTONE VIC 3012**

2 1 1

Sold Price **\$440,000** Sold Date **18-Oct-23**

Distance **0.21km**



**16/50 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 1 -

Sold Price ^{RS} **\$398,000** Sold Date **16-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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