

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 36/44 Eucalyptus Drive, Maidstone, Victoria, 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 \$450,000 & \$490,000

Median sale price

Median price \$469,000 Property type *Apartment* Suburb Maidstone

Period - From 30.11.2022 to 31.10.2023 Source REA

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 31/17 Eucalyptus Drive, Maidstone	\$495,000	13.10.2023
2 4/48 Eucalyptus Drive, Maidstone	\$468,000	09.09.2023
3 43/12 Crefden Street, Maidstone	\$475,000	01.09.2023

This Statement of Information was prepared on: 27 November 2023