

# 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 39/46 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)

Single price \$539,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb Maidstone

Period - From 01/07/2023

to 30/09/2023

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	707/45 Edgewater Blvd MARIBYRNONG 3032	\$540,000	16/11/2023
2	503/68 Wests Rd MARIBYRNONG 3032	\$535,000	05/12/2023
3	7/42 Eucalyptus Dr MAIDSTONE 3012	\$520,000	13/11/2023

**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:

10/01/2024 09:36