

## 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

5/44 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/8 CREFDEN STREET MAIDSTONE VIC 3012	\$389,500	01-Apr-23
31/4 WESTS ROAD MARIBYRNONG VIC 3032	\$400,000	17-May-23
16/258 BALLARAT ROAD FOOTSCRAY VIC 3011	\$375,000	06-May-23

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: 13 September 2023



**3/8 CREFDEN STREET MAIDSTONE VIC 3012** Sold Price

**\$389,500** Sold Date **01-Apr-23**

 2  1  1

Distance **0.22km**



**31/4 WESTS ROAD MARIBYRNONG VIC 3032** Sold Price

**\$400,000** Sold Date **17-May-23**

 2  2  1

Distance **1.07km**



**16/258 BALLARAT ROAD FOOTSCRAY VIC 3011** Sold Price

**\$375,000** Sold Date **06-May-23**

 2  1  1

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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