

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

7/44 Eucalyptus Drive, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$350,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Maidstone

Period - From 18/06/2023

to 17/06/2024

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	606/72 Wests Rd MARIBYRNONG 3032	\$380,000	07/06/2024
2	217/5 Ordnance Reserve MARIBYRNONG 3032	\$361,000	07/06/2024
3	18/17 Eucalyptus Dr MAIDSTONE 3012	\$345,000	07/06/2024

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:

18/06/2024 10:47



1 1 2

Rooms: 2
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
18/06/2023 - 17/06/2024: \$630,000

Comparable Properties



606/72 Wests Rd MARIBYRNONG 3032 (REI) Agent Comments

1 1 1

Price: \$380,000
Method: Private Sale
Date: 07/06/2024
Property Type: Apartment



217/5 Ordnance Reserve MARIBYRNONG 3032 (REI) Agent Comments

1 1 1

Price: \$361,000
Method: Private Sale
Date: 07/06/2024
Property Type: Apartment



18/17 Eucalyptus Dr MAIDSTONE 3012 (REI) Agent Comments

1 1 1

Price: \$345,000
Method: Private Sale
Date: 07/06/2024
Property Type: Apartment