

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

29/46 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2022

to

30 Apr 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

58/12 CREFDEN STREET MAIDSTONE VIC 3012	\$445,000	17-May-23
2/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$450,000	05-May-23
11/4 CREFDEN STREET MAIDSTONE VIC 3012	\$429,000	17-Feb-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: 22 May 2023



58/12 CREFDEN STREET MAIDSTONE VIC 3012

2 2 1

Sold Price

^{RS} **\$445,000** Sold Date **17-May-23**

Distance **0km**



2/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

2 1 1

Sold Price

^{RS} **\$450,000** Sold Date **05-May-23**

Distance **0km**



11/4 CREFDEN STREET MAIDSTONE VIC 3012

2 1 1

Sold Price

\$429,000 Sold Date **17-Feb-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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