

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

25/44 Eucalyptus Drive, Maidstone, VIC 3012

Indicative selling price

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

Single price

or range between

\$420,000

&

\$440,000

Median sale price

Median price

\$582,500

Property type

Unit

Suburb

MAIDSTONE

Period - From

16/11/2022

to

15/11/2023

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	29/46 Eucalyptus Drive Maidstone Vic 3012	\$436,000	2023-06-30
2	305/88 La Scala Avenue Maribyrnong Vic 3032	\$420,000	2023-07-15
3	22/8 Crefden Street Maidstone Vic 3012	\$440,000	2023-10-18

This Statement of Information was prepared on:

16/11/2023

