

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

19/50 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Aug 2023

to

31 Jul 2024

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

36/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$420,000	24-Jul-24
1/2 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$442,000	24-Jun-24

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: 05 August 2024

**36/48 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

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Sold Price ^{RS} **\$420,000** Sold Date **24-Jul-24**Distance **0km****1/2 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

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Sold Price ^{RS} **\$442,000** Sold Date **24-Jun-24**Distance **0.22km****RS** = Recent sale **UN** = Undisclosed Sale

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