

# 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

3/4 Omar Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$642,500

Property Type Unit

Suburb Maidstone

Period - From 14/01/2020

to

13/01/2021

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	4/19 Burns St MAIDSTONE 3012	\$670,000	12/12/2020
2	1/73 Norfolk St MAIDSTONE 3012	\$630,000	19/12/2020
3	21 Kiln Wlk MAIDSTONE 3012	\$625,000	09/01/2021

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:

14/01/2021 12:15



2   
 1   
 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price**

14/01/2020 - 13/01/2021: \$642,500

## Comparable Properties

**4/19 Burns St MAIDSTONE 3012 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Townhouse (Res)



**1/73 Norfolk St MAIDSTONE 3012 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** Unit



**21 Kiln Wik MAIDSTONE 3012 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 09/01/2021

**Property Type:** Townhouse (Single)