

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

2/25 Omar Street 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/27 Radio Street Maidstone VIC 3012	\$760,000	17-Jul-19
5/2 Edmund Street Maidstone VIC 3012	\$760,000	12-Nov-20
2/8 Winston Street Maidstone VIC 3012	\$750,000	02-Jun-19

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: 10 December 2020



2/27 Radio Street Maidstone VIC 3012

3 2 2

Sold Price

\$760,000

Sold Date

17-Jul-19

Distance

0.25km



5/2 Edmund Street Maidstone VIC 3012

3 2 2

Sold Price

^{RS} **\$760,000**

Sold Date

12-Nov-20

Distance

0.67km



2/8 Winston Street Maidstone VIC 3012

3 2 1

Sold Price

\$750,000

Sold Date

02-Jun-19

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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