

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

4/52 Omar Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$720,000

Property Type Townhouse

Suburb Maidstone

Period - From 12/01/2021

to

11/01/2022

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	3 Alloy La MAIDSTONE 3012	\$600,000	11/11/2021
2	1/52 Omar St MAIDSTONE 3012	\$598,000	07/10/2021
3	2/52 Omar St MAIDSTONE 3012	\$575,000	22/11/2021

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:

12/01/2022 11:43



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Townhouse Price
12/01/2021 - 11/01/2022: \$720,000

Comparable Properties

3 Alloy La MAIDSTONE 3012 (REI)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 11/11/2021
Property Type: Townhouse (Res)



1/52 Omar St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$598,000
Method: Sold Before Auction
Date: 07/10/2021
Rooms: 3
Property Type: Townhouse (Res)



2/52 Omar St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$575,000
Method: Sold Before Auction
Date: 22/11/2021
Property Type: Townhouse (Res)

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