

31 Omar Street, Maidstone Vic 3012



3 Bed 1 Bath 2 Car

Property Type: Apartment

Indicative Selling Price

\$970,000 - \$1,050,000

Median House Price

Year ending December 2021:

\$995,000

Comparable Properties



29 Havelock Street, Maidstone 3012 (REI/VG)

3 Bed 2 Bath 4 Car

Price: \$1,060,000

Method: Private Sale

Date: 13/12/2021

Property Type: House

Land Size: 617 sqm approx.

Agent Comments: Comparable location, inferior land size, inferior presentation



26 Churchill Avenue, Maidstone 3012 (REI)

4 Bed 1 Bath 1 Car

Price: \$1,035,000

Method: Sold Before Auction

Date: 03/12/2021

Property Type: House (Res)

Land Size: 656 sqm approx.

Agent Comments: Inferior presentation, comparable location and land size. Possible development site.



67 Melon Street, Braybrook (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,010,000

Method: Private Sale

Date: 29/11/2021

Property Type: House

Land Size: 670 sqm approx.

Agent Comments: Superior land size, inferior location, inferior presentation. Perfect development opportunity

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

31 Omar Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$970,000

&

\$1,050,000

Median sale price

Median price

\$995,000

House

x

Suburb

Maidstone

Period - From

01/01/2021

to

31/12/2021

Source

REIV

Comparable property sales

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
29 Havelock Street, MAIDSTONE 3012	\$1,060,000	13/12/2021
26 Churchill Avenue, MAIDSTONE 3012	\$1,035,000	03/12/2021
67 Melon Street, BRAYBROOK 3019	\$1,010,000	29/11/2021

This Statement of Information was prepared on:

31/03/2022 11:15