## 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	4/12 Omar Street, Maidstone Vic 3012
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$855,000	Pro	perty Type	House	)		Suburb	Maidstone
Period - From	01/10/2024	to	31/12/2024		So	urce	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

Add	dress of comparable property	Price	Date of sale
1	39b Omar St MAIDSTONE 3012	\$1,020,000	21/02/2025
2	1 Stores Ct BRAYBROOK 3019	\$1,105,000	07/12/2024
3	21B Inkerman St MAIDSTONE 3012	\$1,050,000	23/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/02/2025 12:21













Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** December quarter 2024: \$855,000

## Comparable Properties



39b Omar St MAIDSTONE 3012 (REI)



**Agent Comments** 

Price: \$1,020,000 Method: Private Sale Date: 21/02/2025

Property Type: Townhouse (Single)



1 Stores Ct BRAYBROOK 3019 (REI)







**Agent Comments** 

Price: \$1,105,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 414 sqm approx



21B Inkerman St MAIDSTONE 3012 (REI)



Price: \$1,050,000 Method: Private Sale Date: 23/11/2024

Property Type: Townhouse (Single) Land Size: 254 sqm approx

**Agent Comments** 

Account - Biggin & Scott | P: 03 9317 5577





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