

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

3/52 Omar Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$705,000 Property Type Townhouse Suburb Maidstone

Period - From 06/12/2020 to 05/12/2021 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	2/13 Winston St MAIDSTONE 3012	\$620,000	25/10/2021
2	1/52 Omar St MAIDSTONE 3012	\$598,000	07/10/2021
3	11d Deakin St MAIDSTONE 3012	\$590,000	12/11/2021

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:

06/12/2021 10:39



3 1 2

Property Type:

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Townhouse Price

06/12/2020 - 05/12/2021: \$705,000

Comparable Properties



2/13 Winston St MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$620,000

Method: Private Sale

Date: 25/10/2021

Property Type: Townhouse (Res)



1/52 Omar St MAIDSTONE 3012 (REI)

Agent Comments

1 1 1

Price: \$598,000

Method: Sold Before Auction

Date: 07/10/2021

Rooms: 3

Property Type: Townhouse (Res)



11d Deakin St MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$590,000

Method: Sold Before Auction

Date: 12/11/2021

Property Type: Townhouse (Res)