

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

5/52 Omar Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$589,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Maidstone

Period - From 18/10/2021

to 17/10/2022

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	36 Lawn Cr BRAYBROOK 3019	\$580,000	22/06/2022
2	28 Blair St MARIBYRNONG 3032	\$575,000	20/09/2022
3	405/68 Wests Rd MARIBYRNONG 3032	\$535,000	11/08/2022

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:

18/10/2022 16:07



Property Type:
Agent Comments

Indicative Selling Price
\$589,000
Median Unit Price
18/10/2021 - 17/10/2022: \$620,000

Comparable Properties



36 Lawn Cr BRAYBROOK 3019 (REI)

Agent Comments



Price: \$580,000
Method: Sold Before Auction
Date: 22/06/2022
Property Type: Townhouse (Res)



28 Blair St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 20/09/2022
Property Type: Townhouse (Res)

405/68 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 11/08/2022
Property Type: Apartment