

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

2/35 Omar Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$710,000

Property Type

Townhouse

Suburb

Maidstone

Period - From

16/09/2023

to

15/09/2024

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	16 Parade Sq MARIBYRNONG 3032	\$630,000	13/08/2024
2	20 Renown St MAIDSTONE 3012	\$626,000	25/07/2024
3	6/19 Burns St MAIDSTONE 3012	\$638,000	27/06/2024

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:

16/09/2024 12:22



2 2 1

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price
\$650,000
Median Townhouse Price
16/09/2023 - 15/09/2024: \$710,000

Comparable Properties



16 Parade Sq MARIBYRNONG 3032 (REI)

[Agent Comments](#)

2 2 1

Price: \$630,000
Method: Private Sale
Date: 13/08/2024
Property Type: Townhouse (Res)



20 Renown St MAIDSTONE 3012 (REI)

[Agent Comments](#)

2 1 1

Price: \$626,000
Method: Sold Before Auction
Date: 25/07/2024
Rooms: 2
Property Type: Townhouse (Res)
Land Size: 107 sqm approx



6/19 Burns St MAIDSTONE 3012 (REI)

[Agent Comments](#)

2 1 1

Price: \$638,000
Method: Private Sale
Date: 27/06/2024
Property Type: Townhouse (Res)