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	1/52 Omar Street, Maidstone Vic 3012

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $724,888 Property Type Townhouse Suburb Maidstone

Period - From 20/09/2020 to 19/09/2021 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	3/41 Wattle Rd MAIDSTONE 3012	$605,000	10/07/2021
2	8/6 Bosquet St MAIDSTONE 3012	$600,000	05/05/2021
3	2/20 Castley Cr BRAYBROOK 3019	$575,000	17/07/2021

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: 20/09/2021 09:30

1/52 Omar Street, Maidstone Vic 3012



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Rooms: 5
Property Type: Flat
Land Size: 1219.349 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Townhouse Price
20/09/2020 - 19/09/2021: $724,888

Comparable Properties



3/41 Wattle Rd MAIDSTONE 3012 (REI)

2 2 1

Price: $605,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)

Agent Comments



8/6 Bosquet St MAIDSTONE 3012 (REI)

2 2 1

Price: $600,000
Method: Sold Before Auction
Date: 05/05/2021
Property Type: Townhouse (Res)

Agent Comments



2/20 Castley Cr BRAYBROOK 3019 (REI)

2 1 1

Price: $575,000
Method: Sold Before Auction
Date: 17/07/2021
Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

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