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	2/52 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 $729,944 Property Type Townhouse Suburb Maidstone

Period - From 26/10/2020 to 25/10/2021 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	8/6 Bosquet St MAIDSTONE 3012	$600,000	05/05/2021
2	1/52 Omar St MAIDSTONE 3012	$598,000	07/10/2021
3	86 Blair St MARIBYRNONG 3032	$580,000	15/10/2021

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: 26/10/2021 11:28

2/52 Omar Street, Maidstone Vic 3012



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Property Type:
Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Townhouse Price
26/10/2020 - 25/10/2021: $729,944

Comparable Properties



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



1/52 Omar St MAIDSTONE 3012 (REI)
1 1 1

Price: $598,000
Method: Sold Before Auction
Date: 07/10/2021
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments



86 Blair St MARIBYRNONG 3032 (REI)
3 2 1

Price: $580,000
Method: Private Sale
Date: 15/10/2021
Property Type: Townhouse (Single)

Agent Comments

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

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