

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$710,000 Property Type Townhouse Suburb Maidstone

Period - From 10/06/2023 to 09/06/2024 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	3/19 Dunedin St MAIDSTONE 3012	\$742,000	04/05/2024
2	17 Ballarat Rd MAIDSTONE 3012	\$707,000	29/04/2024
3	2/9 Hanna Ct BRAYBROOK 3019	\$650,000	22/05/2024

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:

10/06/2024 08:58



2 2 1

Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Townhouse Price
10/06/2023 - 09/06/2024: \$710,000

Comparable Properties



3/19 Dunedin St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$742,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Single)



17 Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments

2 1 2

Price: \$707,000
Method: Sold Before Auction
Date: 29/04/2024
Property Type: House (Res)
Land Size: 232 sqm approx



2/9 Hanna Ct BRAYBROOK 3019 (REI)

Agent Comments

2 2 1

Price: \$650,000
Method: Private Sale
Date: 22/05/2024
Property Type: Townhouse (Single)