

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

4/12 Omar Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$858,250 Property Type House Suburb Maidstone

Period - From 04/03/2023 to 03/03/2024 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	9 Corella Wlk MAIDSTONE 3012	\$860,000	07/02/2024
2	10 George St MAIDSTONE 3012	\$845,000	15/02/2024
3	6 Sedge Cl BRAYBROOK 3019	\$790,000	30/01/2024

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:

04/03/2024 14:38



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
04/03/2023 - 03/03/2024: \$858,250

Comparable Properties



9 Corella Wik MAIDSTONE 3012 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 07/02/2024
Property Type: Townhouse (Res)



10 George St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 15/02/2024
Property Type: Townhouse (Single)



6 Sedge Ct BRAYBROOK 3019 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 30/01/2024
Property Type: House