

# 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

9b Omar Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$700,000 Property Type Townhouse Suburb Maidstone

Period - From 26/04/2023 to 25/04/2024 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	1/4 Inkerman St MAIDSTONE 3012	\$800,000	23/11/2023
2	60 Wests Rd MARIBYRNONG 3032	\$780,000	01/04/2024
3	8/6 Transport St BRAYBROOK 3019	\$750,000	18/03/2024

**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:

26/04/2024 10:12



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Townhouse Price**  
26/04/2023 - 25/04/2024: \$700,000

## Comparable Properties



**1/4 Inkerman St MAIDSTONE 3012 (REI/VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2023  
**Property Type:** Townhouse (Res)



**60 Wests Rd MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 01/04/2024  
**Property Type:** Townhouse (Res)



**8/6 Transport St BRAYBROOK 3019 (REI)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 18/03/2024  
**Property Type:** Townhouse (Single)

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