

## 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

5/16 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

### 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 6 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

3/170 Mitchell Street Maidstone VIC 3012	\$724,888	27-Nov-20
2/52 Churchill Place Maidstone VIC 3012	\$640,000	26-Nov-20
3/14 Omar Street Maidstone VIC 3012	\$680,000	26-Jun-20

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 6 months.~~

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**3/170 Mitchell Street Maidstone VIC 3012** Sold Price <sup>RS</sup> **\$724,888** Sold Date **27-Nov-20**  
 Distance **0.36km**

 4  2  2



**2/52 Churchill Place Maidstone VIC 3012** Sold Price <sup>RS</sup> **\$640,000** Sold Date **26-Nov-20**  
 Distance **0.81km**

 3  1  2



**3/14 Omar Street Maidstone VIC 3012** Sold Price **\$680,000** Sold Date **26-Jun-20**  
 Distance **0.02km**

 3  3  2

#### Notes from your agent

Very close and similar set up and layout.

**RS** = Recent sale      **UN** = Undisclosed Sale

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