

## 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

2/43 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

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/16 YARDLEY STREET MAIDSTONE VIC 3012	\$610,000	28-Aug-23
5/3 VINE STREET BRAYBROOK VIC 3019	\$615,000	20-Oct-23
14/14 HORIZON DRIVE MARIBYRNONG VIC 3032	\$608,000	12-Sep-23

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.~~

This Statement of Information was prepared on: 22 January 2024



## 4/16 YARDLEY STREET MAIDSTONE VIC 3012

2 1 2

Sold Price **\$610,000** Sold Date **28-Aug-23**

Distance **1.14km**

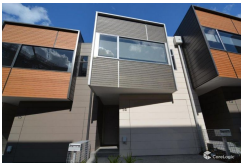


## 5/3 VINE STREET BRAYBROOK VIC 3019

2 2 1

Sold Price **\$615,000** Sold Date **20-Oct-23**

Distance **1.52km**



## 14/14 HORIZON DRIVE MARIBYRNONG VIC 3032

2 2 1

Sold Price **\$608,000** Sold Date **12-Sep-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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