

# 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 2/34 Cathcart 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)

Single price \$ or range between \$610,000 & \$650,000

### Median sale price

Median price \$845,500 Property type House Suburb Maidstone

Period - From 01.07.2019 to 30.09.2019 Source REIV

### Comparable property sales

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. 31 Ballarat Road, Maidstone	\$685,000	15.08.2019
2. 2/21 Fisher Street, Maidstone	\$535,000	13.11.2019
3. 2A Bosquet Street, Maidstone	\$600,000	17.10.2019

OR

~~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: 23.01.2020