

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 3/9 Cathcart Street, Maidstone Vic 3012 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

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|---------------|-----------|---|------------------|
| Range between | \$520,000 | & | \$570,000 |
| | | | 1 |

Median sale price

| Median price | \$563,825 | Hou | ISE | Unit | Х | Suburb | Maidstone |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/04/2018 | to | 31/03/2019 | | Source | REIV | |

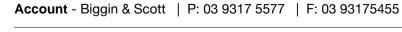
Comparable property sales (*Delete A or B below as applicable)

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 1/143 Mitchell St MAIDSTONE 3012 | \$590,000 | 04/07/2019 |
| 2 | 2/41 Wattle Rd MAIDSTONE 3012 | \$530,000 | 11/05/2019 |
| 3 | 1/110-112 Ballarat Rd MAIDSTONE 3012 | \$525,000 | 18/05/2019 |

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.







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Rooms:

Property Type: Unit **Agent Comments**

Indicative Selling Price \$520,000 - \$570,000 **Median Unit Price** Year ending March 2019: \$563,825

Comparable Properties



1/143 Mitchell St MAIDSTONE 3012 (REI)





Price: \$590,000

Method: Sold Before Auction

Date: 04/07/2019 Rooms: 5

Property Type: House (Res)

Agent Comments



2/41 Wattle Rd MAIDSTONE 3012 (REI)

——— 2





Price: \$530,000 Method: Private Sale Date: 11/05/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

1/110-112 Ballarat Rd MAIDSTONE 3012 (REI)

-2





Agent Comments

Price: \$525.000 Method: Auction Sale Date: 18/05/2019

Rooms: 4

Property Type: House (Res)

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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