



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

3/9 Cathcart Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$563,825

House

Unit

X

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.

	Address 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.~~



2 1 2

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)

Agent Comments

3 1 2

Price: \$590,000
Method: Sold Before Auction
Date: 04/07/2019
Rooms: 5
Property Type: House (Res)



2/41 Wattle Rd MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$530,000
Method: Private Sale
Date: 11/05/2019
Rooms: -
Property Type: Townhouse (Single)

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

Agent Comments

2 1 2

Price: \$525,000
Method: Auction Sale
Date: 18/05/2019
Rooms: 4
Property Type: House (Res)