

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

44 Cathcart Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$845,000

Property Type House

Suburb Maidstone

Period - From 01/04/2020

to

31/03/2021

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	36 Emu Rd MAIDSTONE 3012	\$791,000	13/02/2021
2	3 Dudley St FOOTSCRAY 3011	\$749,000	27/02/2021
3	24 Oxford St WEST FOOTSCRAY 3012	\$720,000	20/03/2021

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.~~

This Statement of Information was prepared on:

24/05/2021 11:16