

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

5 Dawn Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price*

Median price \$1,282,500

Property Type House

Suburb Highett

Period - From 18/05/2020

to

18/11/2020

Source

PROPERTYDATA

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	38 Hillston Rd MOORABBIN 3189	\$1,150,000	11/08/2020
2	12 Horsmunden Rd MOORABBIN 3189	\$1,128,500	24/10/2020
3	8 Siede Ct CHELTENHAM 3192	\$1,085,000	27/07/2020

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:

18/11/2020 16:00

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms: 5

Property Type: House

Land Size: 593 sqm approx

Agent Comments

Retro 1960's Brick Veneer

Comparable Properties



38 Hillston Rd MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 11/08/2020

Property Type: House

Land Size: 624 sqm approx



12 Horsmunden Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,128,500

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)

Land Size: 624 sqm approx



8 Siede Ct CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Sold Before Auction

Date: 27/07/2020

Property Type: House (Res)

Land Size: 515 sqm approx