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 | 5 Dawn Street, Highett Vic 3190 |
|----------------------|---------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Pro | perty Type | House | | Suburb | Highett |
|---------------|-------------|-----|------------|-------|--------|--------|---------|
| Period - From | 18/05/2020 | to | 18/11/2020 | | Source | PROPE | RTYDATA |

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

| 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 |
|--|------------------|



Date of sale

^{*} 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.





\$1,050,000 - \$1,155,000 **Median House Price ***

18/05/2020 - 18/11/2020: \$1,282,500 * Agent calculated median based on 3 sales

paul.denver@ipropertymanager.com.au **Indicative Selling Price**





Agent Comments Retro 1960's Brick Veneer

Land Size: 593 sqm approx

Comparable Properties



38 Hillston Rd MOORABBIN 3189 (REI/VG)



Price: \$1,150,000 Method: Private Sale Date: 11/08/2020 Property Type: House Land Size: 624 sqm approx

Agent Comments

Agent Comments



12 Horsmunden Rd MOORABBIN 3189 (REI)



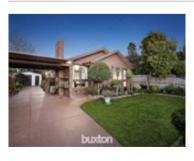




Price: \$1,128,500 Method: Auction Sale Date: 24/10/2020

Property Type: House (Res) Land Size: 624 sqm approx

Agent Comments



8 Siede Ct CHELTENHAM 3192 (REI/VG)





Price: \$1,085,000

Method: Sold Before Auction

Date: 27/07/2020

Property Type: House (Res) Land Size: 515 sqm approx

Account - IPropertyManager | P: 03 9597 0101



