

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

2/9 Frederico Street, Highett Vic 3190

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$830,000

&

\$880,000

Median sale price

Median price

\$815,000

House

Unit

X

Suburb

Highett

Period - From

01/10/2017

to

31/12/2017

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	1/2 Fuge St HIGHETT 3190	\$847,000	28/10/2017
2	2/165-167 Wickham Rd MOORABBIN 3189	\$828,000	16/09/2017
3	1/4 Viola Cr HIGHETT 3190	\$801,000	09/09/2017

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.

2/9 Frederico Street, Highett Vic 3190

Chisholm&Gamon

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   1 plus
1 in
front
of
garage

3 2

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Well loved and beautifully presented 3 BR, 2 bath, single level townhouse with a single garage. Rear unit of only 2 on the block and close to the park.

Indicative Selling Price

\$830,000 - \$880,000

Median Unit Price

December quarter 2017: \$815,000

Comparable Properties



1/2 Fuge St HIGHETT 3190 (REI/VG)

Agent Comments

 3  1  1

Price: \$847,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Unit

Land Size: 243 sqm approx

2/165-167 Wickham Rd MOORABBIN 3189 (REI/VG)

Agent Comments

 3  2  2

Price: \$828,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Unit



1/4 Viola Cr HIGHETT 3190 (REI)

Agent Comments

 3  1  1

Price: \$801,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: Unit