

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

17 Baldwin Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,052,000

Property Type House

Suburb Highett

Period - From 01/07/2018

to

30/06/2019

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	24 Spring Rd HIGHETT 3190	\$1,160,000	06/04/2019
2	54 Spring Rd HAMPTON EAST 3188	\$1,152,000	09/08/2019
3	23 Widdop Cr HAMPTON EAST 3188	\$1,150,000	17/06/2019

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.~~

This Statement of Information was prepared on:

20/09/2019 12:56



3 1.5 2

Property Type: House (Res)

Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending June 2019: \$1,052,000

Comparable Properties



24 Spring Rd HIGHETT 3190 (REI/VG)

Agent Comments

3 1 2

Price: \$1,160,000

Method: Auction Sale

Date: 06/04/2019

Property Type: House (Res)

Land Size: 605 sqm approx



54 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 2 1

Price: \$1,152,000

Method: Private Sale

Date: 09/08/2019

Property Type: House

Land Size: 604 sqm approx



23 Widdop Cr HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Private Sale

Date: 17/06/2019

Property Type: House

Land Size: 659 sqm approx