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	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	\$1,150,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,052,000	Pro	operty Type	Hou	ISE		Suburb	Highett	
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ado	dress 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









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) 2 2



Price: \$1,160,000 Method: Auction Sale Date: 06/04/2019 Property Type: House (Res) Land Size: 605 sqm approx

Agent Comments



54 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments



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



Price: \$1,150,000 Method: Private Sale Date: 17/06/2019 Property Type: House Land Size: 659 sqm approx

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.