

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

6 Frances Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Highett

Period - From 01/04/2021

to 30/06/2021

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	8 Cooke St SANDRINGHAM 3191	\$2,030,000	19/06/2021
2	35 Spring St SANDRINGHAM 3191	\$2,020,000	07/08/2021
3			

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:

13/08/2021 11:24

6 Frances Street, Highett Vic 3190

**Jellis
Craig**

Melina Scriva

9194 1200

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melinascriva@jellisrcraig.com.au

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

June quarter 2021: \$1,650,000



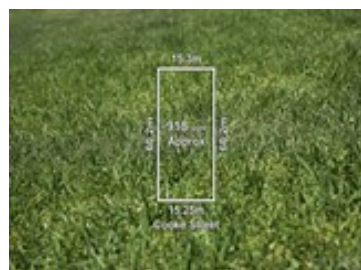
 3  2  2

Property Type: House

Land Size: 854 sqm approx

Agent Comments

Comparable Properties



8 Cooke St SANDRINGHAM 3191 (REI)

Agent Comments

 3  1  3

Price: \$2,030,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 918 sqm approx



35 Spring St SANDRINGHAM 3191 (REI)

Agent Comments

 3  2  2

Price: \$2,020,000

Method: Auction Sale

Date: 07/08/2021

Property Type: House (Res)

Land Size: 748 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



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