

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

5A Maxflo Court, Highett Vic 3190

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Highett

Period - From 01/01/2022 to 31/03/2022 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	1/17 Matthieson St HIGHETT 3190	\$904,000	04/06/2022
2	48 Gilarth St HIGHETT 3190	\$860,000	25/06/2022
3	14 Cooke Av HAMPTON EAST 3188	\$855,000	29/04/2022

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:

11/07/2022 14:51



3 1 2

Property Type: Townhouse (Single)

Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$910,000

Median House Price

March quarter 2022: \$1,525,000

Comparable Properties



1/17 Matthieson St HIGHETT 3190 (REI)

Agent Comments

3 1 1

Price: \$904,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)



48 Gilarth St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$860,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Townhouse (Res)



14 Cooke Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 1

Price: \$855,000

Method: Private Sale

Date: 29/04/2022

Property Type: House

Land Size: 303 sqm approx