

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

2/4 Baldwin Street, Highett Vic 3190

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$980,000

Property Type Unit

Suburb Highett

Period - From 01/07/2019

to 30/09/2019

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 | 4/237 Thomas St HAMPTON 3188 | \$860,000 | 17/10/2019 |
| 2 | 5/37 Jean St CHELTENHAM 3192 | \$794,500 | 05/10/2019 |
| 3 | 2 Oaklands Ct HIGHETT 3190 | \$770,000 | 21/09/2019 |

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:

28/10/2019 07:55



3 2 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$820,000

Median Unit Price
September quarter 2019: \$980,000

Comparable Properties



4/237 Thomas St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$860,000
Method: Sold Before Auction
Date: 17/10/2019
Property Type: Villa



5/37 Jean St CHELTENHAM 3192 (REI)

Agent Comments

2 2 1

Price: \$794,500
Method: Auction Sale
Date: 05/10/2019
Property Type: Unit



2 Oaklands Ct HIGHETT 3190 (REI)

Agent Comments

2 1 -

Price: \$770,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)