

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 5 Frederico Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Highett

Period - From 12/06/2019 to 11/06/2020 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	27 Haynes St HIGHETT 3190	\$1,657,500	16/04/2020
2	13 Daff Av HAMPTON EAST 3188	\$1,620,000	22/05/2020
3	4a Frederico St HIGHETT 3190	\$1,600,000	18/01/2020

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: 12/06/2020 10:50



Property Type: House (Previously Occupied - Detached)

Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

12/06/2019 - 11/06/2020: \$1,260,000

Comparable Properties



27 Haynes St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,657,500

Method: Private Sale

Date: 16/04/2020

Rooms: 6

Property Type: House (Res)

Land Size: 718 sqm approx



13 Daff Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,620,000

Method: Private Sale

Date: 22/05/2020

Property Type: House

Land Size: 585 sqm approx

4a Frederico St HIGHETT 3190 (VG)

Agent Comments



Price: \$1,600,000

Method: Sale

Date: 18/01/2020

Property Type: House (Res)