

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

1 Wolseley Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,302,500 Property Type House Suburb Highett

Period - From 12/01/2020 to 11/01/2021 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	1/11B Stonehaven Cr HAMPTON EAST 3188	\$1,100,000	27/09/2020
2	1/53a Tibrockney St HIGHETT 3190	\$1,080,000	11/08/2020
3	2/12 Burt Cr HAMPTON EAST 3188	\$1,075,000	17/11/2020

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:

12/01/2021 13:43



3 2 2

Rooms: 6
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
12/01/2020 - 11/01/2021: \$1,302,500

Comparable Properties

1/11B Stonehaven Cr HAMPTON EAST 3188 (VG) **Agent Comments**

3 - -

Price: \$1,100,000
Method: Sale
Date: 27/09/2020
Property Type: Flat/Unit/Apartment (Res)



1/53a Tibrockney St HIGHETT 3190 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,080,000
Method: Private Sale
Date: 11/08/2020
Property Type: Townhouse (Single)



2/12 Burt Cr HAMPTON EAST 3188 (REI) **Agent Comments**

3 2 3

Price: \$1,075,000
Method: Private Sale
Date: 17/11/2020
Property Type: Townhouse (Single)
Land Size: 230 sqm approx