

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

72b Beaumaris Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Highett

Period - From 14/01/2020 to 13/01/2021 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	13a Tibrockney St HIGHETT 3190	\$1,400,000	28/11/2020
2	14a Lonsdale Av HAMPTON EAST 3188	\$1,395,000	05/01/2021
3	5A Margaret St MOORABBIN 3189	\$1,380,000	30/11/2020

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:

14/01/2021 14:01



4
 3
 2

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 347 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

14/01/2020 - 13/01/2021: \$1,300,000

Comparable Properties



13a Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,400,000

Method: Private Sale

Date: 28/11/2020

Property Type: Townhouse (Single)



14a Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

3
 3
 2

Price: \$1,395,000

Method: Private Sale

Date: 05/01/2021

Property Type: Townhouse (Single)



5A Margaret St MOORABBIN 3189 (REI)

Agent Comments

4
 3
 2

Price: \$1,380,000

Method: Sold Before Auction

Date: 30/11/2020

Property Type: Townhouse (Res)