

# 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 43 Albert Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,200,000

### Median sale price

Median price \$1,470,000

Property Type House

Suburb Highett

Period - From 01/10/2020

to 31/12/2020

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	10 Ashwood Av HIGHETT 3190	\$2,305,000	05/12/2020
2	18 Noyes St HIGHETT 3190	\$2,150,000	06/11/2020
3			

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:

18/03/2021 20:05



3   1   2

**Property Type:** House  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000  
**Median House Price**  
December quarter 2020: \$1,470,000

## Comparable Properties



**10 Ashwood Av HIGHETT 3190 (REI)**

**Agent Comments**

5   3   3

**Price:** \$2,305,000  
**Method:** Auction Sale  
**Date:** 05/12/2020  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**18 Noyes St HIGHETT 3190 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,150,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2020  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx

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.