

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

2/76 Beaumaris Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,220,000 & \$1,320,000

Median sale price

Median price \$920,000 Property Type Unit 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	1b Carolyn St HAMPTON 3188	\$1,255,000	24/02/2021
2	44a Miller St HIGHETT 3190	\$1,250,000	29/10/2020
3	2/481 Bluff Rd HAMPTON 3188	\$1,230,000	04/03/2021

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:

12/03/2021 09:37



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1b Carolyn St HAMPTON 3188 (REI)

Agent Comments

3 1 1

Price: \$1,255,000

Method: Sold Before Auction

Date: 24/02/2021

Property Type: Townhouse (Res)



44a Miller St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 1

Price: \$1,250,000

Method: Sold Before Auction

Date: 29/10/2020

Property Type: Townhouse (Res)

Land Size: 400 sqm approx



2/481 Bluff Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Auction Sale

Date: 04/03/2021

Property Type: Townhouse (Res)

Land Size: 338 sqm approx