

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

37 Wilson Street, Highett Vic 3190

Indicative selling price

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

Range between \$2,200,000 & \$2,350,000

Median sale price

Median price \$1,304,250 Property Type House Suburb Highett

Period - From 22/03/2020 to 21/03/2021 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.

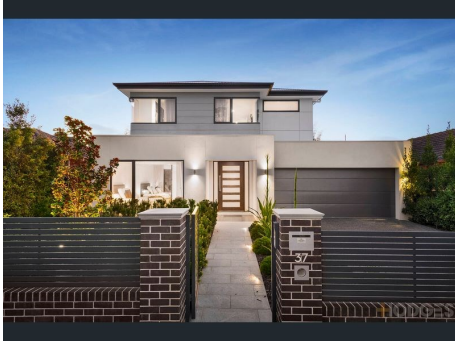
	Address of comparable property	Price	Date of sale
1	43 Albert St HIGHETT 3190	\$2,361,000	19/03/2021
2	11A Kelly Av HAMPTON EAST 3188	\$2,305,000	20/03/2021
3	10 Ashwood Av HIGHETT 3190	\$2,305,000	05/12/2020

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:

22/03/2021 11:58



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Property Type: House
Land Size: 610.781 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,350,000
Median House Price
22/03/2020 - 21/03/2021: \$1,304,250

Comparable Properties



43 Albert St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$2,361,000
Method: Auction Sale
Date: 19/03/2021
Property Type: House
Land Size: 700 sqm approx



11A Kelly Av HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$2,305,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 450 sqm approx



10 Ashwood Av HIGHETT 3190 (REI/VG)

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