

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

7b Jillian Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,400,000 & \$1,480,000

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 | 9a Summit Av HAMPTON EAST 3188 | \$1,601,000 | 27/03/2021 |
| 2 | 72b Beaumaris Pde HIGHETT 3190 | \$1,580,000 | 20/02/2021 |
| 3 | 10a Gilarth St HIGHETT 3190 | \$1,415,000 | 12/11/2020 |

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:

08/04/2021 09:43



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,480,000
Median House Price
December quarter 2020: \$1,470,000

Comparable Properties



9a Summit Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,601,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 309 sqm approx



72b Beaumaris Pde HIGHETT 3190 (REI)

Agent Comments



Price: \$1,580,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Townhouse (Res)



10a Gilarth St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,415,000
Method: Sold Before Auction
Date: 12/11/2020
Property Type: Townhouse (Res)