

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

8a Lawson Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	10/78 Fewster Rd HAMPTON 3188	\$1,350,000	28/03/2021
2	4/74-76 Victoria St SANDRINGHAM 3191	\$1,326,000	20/12/2020
3	10 Summit Av HAMPTON EAST 3188	\$1,320,000	06/02/2021

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:

08/04/2021 09:49

Amanda Thomson

03 9598 1111

0418 266 326

AThomson@hodges.com.au



3 2 2

Rooms: 6

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Flexible floorplan can be the single level downsizer with 3 beds, 2 baths and double garage, but an extension upstairs of an additional room is a great space for either another living, office or 4th bed if needed. Only 2 on the block.

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2020: \$1,470,000

Comparable Properties



10/78 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Sold After Auction

Date: 28/03/2021

Property Type: Townhouse (Single)



4/74-76 Victoria St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,326,000

Method: Private Sale

Date: 20/12/2020

Property Type: Townhouse (Single)



10 Summit Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 3

Price: \$1,320,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Townhouse (Res)