

## 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 15a Highland Avenue, Highett Vic 3190

#### Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

#### Median sale price

Median price \$1,400,000 House X Unit Suburb Highett

Period - From 01/04/2017 to 31/03/2018 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	4 Sterling Av HIGHETT 3190	\$1,438,500	04/06/2018
2	14a Lonsdale Av HAMPTON EAST 3188	\$1,400,000	21/04/2018
3	8a Tweed St HIGHETT 3190	\$1,350,000	28/04/2018

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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 244 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,290,000 - \$1,390,000  
**Median House Price**  
 Year ending March 2018: \$1,400,000

## Comparable Properties



**4 Sterling Av HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,438,500  
**Method:** Private Sale  
**Date:** 04/06/2018  
**Rooms:** -  
**Property Type:** House



**14a Lonsdale Av HAMPTON EAST 3188 (REI)**

Agent Comments



**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** -  
**Property Type:** House (Res)



**8a Tweed St HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 318 sqm approx