

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

5/22 Avoca Street, Highett Vic 3190

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$735,000 Property Type Unit Suburb Highett

Period - From 01/07/2018 to 30/06/2019 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	11/44-46 Highett Rd HAMPTON 3188	\$700,000	16/08/2019
2	5/8 Keiller St HAMPTON EAST 3188	\$685,000	20/07/2019
3	15/237 Thomas St HAMPTON 3188	\$650,000	23/09/2019

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:

09/10/2019 18:12



2 1 1

Property Type: Unit
Land Size: 153 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending June 2019: \$735,000

Comparable Properties



11/44-46 Highett Rd HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 16/08/2019
Property Type: Unit



5/8 Keiller St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000
Method: Auction Sale
Date: 20/07/2019
Property Type: Unit



15/237 Thomas St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 23/09/2019
Property Type: Unit