

Date of sale

Generated: 16/04/2019 18:17

Angus Graham 9598 1111 0401 505 259 agraham@hodges.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	5/22 Avoca Street, Highett Vic 3190
Including suburb and	
postcode	

#### Indicative selling price

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

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#### Median sale price

Median price	\$732,500	Hou	Ise	Unit	Х	Suburb	Highett
Period - From	01/01/2018	to	31/12/2018		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

	· · · · · ·		
1	2/129 Wickham Rd HAMPTON EAST 3188	\$720,000	01/04/2019
2	4/18 Marshall Av HIGHETT 3190	\$685,000	27/10/2018
3	3/26 Tulip Gr CHELTENHAM 3192	\$678,000	06/04/2019

#### 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.

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Indicative Selling Price \$700,000 Median Unit Price Year ending December 2018: \$732,500

agraham@hodges.com.au



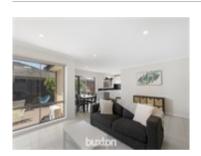
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Rooms:

Property Type: Unit Land Size: 153 sqm approx

Agent Comments

## Comparable Properties



2/129 Wickham Rd HAMPTON EAST 3188 (REI) Agent Comments

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**Price:** \$720,000 **Method:** Private Sale **Date:** 01/04/2019

Rooms: -

Property Type: Unit

Land Size: 206 sqm approx



4/18 Marshall Av HIGHETT 3190 (REI/VG)

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Price: \$685,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: Unit



3/26 Tulip Gr CHELTENHAM 3192 (REI)

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**a** 

Price: \$678,000 Method: Auction Sale Date: 06/04/2019

Rooms: -

Property Type: Unit

**Agent Comments** 

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