

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
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Indicative selling price

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

Single price \$700,000

Median sale price

Median price	\$732,500	House		Unit	X	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	Date of sale
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.



2 1 1

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

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

Comparable Properties



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

2 1 2

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) **Agent Comments**

2 1 2

Price: \$685,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Unit



3/26 Tulip Gr CHELTENHAM 3192 (REI) **Agent Comments**

2 1 1

Price: \$678,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: Unit