

## 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 32 Miller Street, 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 \$1,850,000 & \$1,950,000

#### Median sale price

Median price \$1,410,000 House X Unit Suburb Highett

Period - From 01/01/2018 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	13 Marshall Av HIGHETT 3190	\$2,040,000	18/04/2018
2	37 Donald St HIGHETT 3190	\$1,955,000	30/04/2018
3	22 James Av HIGHETT 3190	\$1,805,000	16/06/2018

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.



3   -   1

**Rooms:**  
**Property Type:** House  
**Land Size:** 714 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
March quarter 2018: \$1,410,000

## Comparable Properties



**13 Marshall Av HIGHETT 3190 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$2,040,000  
**Method:** Sold Before Auction  
**Date:** 18/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx



**37 Donald St HIGHETT 3190 (REI)**

[Agent Comments](#)

5   3   2

**Price:** \$1,955,000  
**Method:** Sold Before Auction  
**Date:** 30/04/2018  
**Rooms:** -  
**Property Type:** House (Res)



**22 James Av HIGHETT 3190 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,805,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx