

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

2/32 Princess Avenue, Highett Vic 3190

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$1,332,000

House

X

Unit

Suburb

Highett

Period - From

01/04/2018

to

30/06/2018

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	2/23 George St HIGHETT 3190	\$820,000	21/03/2018
2	29 Munro Av CHELTENHAM 3192	\$820,000	08/03/2018
3	5 Selwood Ret CHELTENHAM 3192	\$810,000	07/04/2018

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:
Agent Comments

Comparable Properties



2/23 George St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 21/03/2018
Rooms: 5
Property Type: Townhouse (Res)



29 Munro Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 08/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 234 sqm approx



5 Selwood Ret CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 07/04/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 322 sqm approx