

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 1/31 Miller Street, Highett Vic 3190

Indicative selling price

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

Single price \$1,300,000

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	2/37 Beaumaris Pde HIGHETT 3190	\$1,340,000	25/08/2018
2	8a Albert St HIGHETT 3190	\$1,320,000	01/09/2018
3	36 Clyde St HAMPTON EAST 3188	\$1,225,000	25/08/2018

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 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,300,000
Median House Price
June quarter 2018: \$1,332,000

Comparable Properties



2/37 Beaumaris Pde HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,340,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 304 sqm approx



8a Albert St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: Townhouse (Res)



36 Clyde St HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,225,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 8
Property Type: House (Res)
Land Size: 270 sqm approx