

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	3/37 Sandford Street, Highett Vic 3190
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Indicative selling price

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

Range between	\$525,000	&	\$575,000
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Median sale price

Median price	\$740,000	House		Unit	X	Suburb	Highett
Period - From	01/07/2017	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	5/3 Jean St CHELTENHAM 3192	\$600,000	18/05/2018
2	4/88 Chapel Rd MOORABBIN 3189	\$578,000	28/07/2018
3	105/35 Tennyson St HIGHETT 3190	\$525,200	11/08/2018

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.



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$525,000 - \$575,000
Median Unit Price
Year ending June 2018: \$740,000

Comparable Properties



5/3 Jean St CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$600,000
Method: Private Sale
Date: 18/05/2018
Rooms: 3
Property Type: Townhouse (Single)



4/88 Chapel Rd MOORABBIN 3189 (REI)

[Agent Comments](#)

2 1 1

Price: \$578,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 3
Property Type: Unit



105/35 Tennyson St HIGHETT 3190 (REI)

[Agent Comments](#)

2 1 1

Price: \$525,200
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: Apartment