

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	19 Ashwood Avenue, Highett Vic 3190
---	-------------------------------------

Indicative selling price

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

Single price	\$1,550,000
--------------	-------------

Median sale price

Median price	\$1,300,500	House	X	Unit		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	6 Exley Rd HAMPTON EAST 3188	\$1,575,000	27/10/2018
2	21 Marshall Av HIGHETT 3190	\$1,520,000	10/11/2018
3	4 Panorama Av HIGHETT 3190	\$1,515,000	27/10/2018

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: House (Res)
Agent Comments

Indicative Selling Price
 \$1,550,000
Median House Price
 Year ending December 2018: \$1,300,500

Comparable Properties



6 Exley Rd HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,575,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 595 sqm approx



21 Marshall Av HIGHETT 3190 (REI)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 599 sqm approx



4 Panorama Av HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,515,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 589 sqm approx