

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 28 Marshall Avenue, Highett Vic 3190

Indicative selling price

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

Single price \$1,090,000

Median sale price

Median price \$1,372,500 House Unit Suburb Highett

Period - From 01/10/2017 to 30/09/2018 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	3 Lawson Pde HIGHETT 3190	\$1,175,000	12/09/2018
2	15 Burt Cr HAMPTON EAST 3188	\$1,115,000	22/09/2018
3	3 Princess Av HIGHETT 3190	\$1,060,000	13/10/2018

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.



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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,090,000
Median House Price
 Year ending September 2018: \$1,372,500

Comparable Properties



3 Lawson Pde HIGHETT 3190 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,175,000
Method: Private Sale
Date: 12/09/2018
Rooms: -
Property Type: House
Land Size: 607 sqm approx



15 Burt Cr HAMPTON EAST 3188 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,115,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 645 sqm approx



3 Princess Av HIGHETT 3190 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,060,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 581 sqm approx