

## 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 4 Panorama Avenue, Highett Vic 3190

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

#### 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	31 Royalty Av HIGHETT 3190	\$1,630,000	10/08/2018
2	15 Mary Av HIGHETT 3190	\$1,450,000	13/05/2018
3	26 Nicol St HIGHETT 3190	\$1,430,000	27/07/2018

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

**Land Size:** 565 sqm approx

Agent Comments

## Comparable Properties



**31 Royalty Av HIGHETT 3190 (REI)**

Agent Comments

4   2   2

**Price:** \$1,630,000

**Method:** Sold Before Auction

**Date:** 10/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**15 Mary Av HIGHETT 3190 (REI)**

Agent Comments

3   2   5

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 13/05/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**26 Nicol St HIGHETT 3190 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,430,000

**Method:** Sold Before Auction

**Date:** 27/07/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 602 sqm approx