

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	258 Highett Rd HIGHETT 3190	\$1,573,000	04/04/2019
2	18 Arnold Rd BRIGHTON EAST 3187	\$1,555,000	06/06/2019
3	28 North Av BENTLEIGH 3204	\$1,495,000	10/08/2019

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:**  
Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,500,000  
**Median House Price**  
Year ending June 2019: \$1,150,000

## Comparable Properties



**258 Highett Rd HIGHETT 3190 (VG)**

Agent Comments



**Price:** \$1,573,000  
**Method:** Sale  
**Date:** 04/04/2019  
**Rooms:** -  
**Property Type:** Clinic - Health Clinic  
**Land Size:** 920 sqm approx



**18 Arnold Rd BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,555,000  
**Method:** Private Sale  
**Date:** 06/06/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 680 sqm approx



**28 North Av BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,495,000  
**Method:** Auction Sale  
**Date:** 10/08/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 852 sqm approx