

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

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	1 Lawson Pde HIGHETT 3190	\$980,000	17/11/2018
2	6 Clements St HIGHETT 3190	\$955,000	13/12/2018
3	32 Grandview Gr MOORABBIN 3189	\$875,000	20/12/2018

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 611 sqm approx
Agent Comments

Indicative Selling Price
 \$870,000 - \$930,000
Median House Price
 Year ending December 2018: \$1,330,000

Comparable Properties



1 Lawson Pde HIGHETT 3190 (REI)

Agent Comments

3 1 1

Price: \$980,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm approx



6 Clements St HIGHETT 3190 (REI)

Agent Comments

3 1 1

Price: \$955,000
Method: Private Sale
Date: 13/12/2018
Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm approx



32 Grandview Gr MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$875,000
Method: Private Sale
Date: 20/12/2018
Rooms: -
Property Type: House