

## 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 27 Morley Crescent, 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 \$1,190,000 & \$1,290,000

#### 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	100 Wickham Rd HAMPTON EAST 3188	\$1,265,000	01/09/2018
2	4 Ronald St MOORABBIN 3189	\$1,230,000	30/11/2018
3	13 Katoomba St HAMPTON EAST 3188	\$1,230,000	05/12/2018

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.



4   2   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 610.186 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,190,000 - \$1,290,000  
**Median House Price**  
Year ending December 2018: \$1,300,500

## Comparable Properties



**100 Wickham Rd HAMPTON EAST 3188 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$1,265,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**4 Ronald St MOORABBIN 3189 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 30/11/2018  
**Rooms:** -  
**Property Type:** House



**13 Katoomba St HAMPTON EAST 3188 (REI)**   [Agent Comments](#)

3   1   2

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 05/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 604 sqm approx