

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 27a Miller Street, Highett Vic 3190

Indicative selling price

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

Single price \$1,425,000

Median sale price

Median price \$1,052,000 House X Unit Suburb Highett

Period - From 01/07/2018 to 30/06/2019 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	67a Tibrockney St HIGHETT 3190	\$1,440,000	21/05/2019
2	14a Nepean Av HAMPTON EAST 3188	\$1,390,000	22/06/2019
3	2/31 Miller St HIGHETT 3190	\$1,350,000	29/04/2019

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.



4 2 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,425,000
Median House Price
 Year ending June 2019: \$1,052,000

Comparable Properties



67a Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments

4 3 1

Price: \$1,440,000
Method: Private Sale
Date: 21/05/2019
Rooms: -
Property Type: Townhouse (Single)



14a Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

4 3 1

Price: \$1,390,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: Townhouse (Res)

2/31 Miller St HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,350,000
Method: Sale
Date: 29/04/2019
Rooms: -
Property Type: House (Res)