

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

13/1 Major Street, Highett Vic 3190

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Highett

Period - From 16/09/2018 to 15/09/2019 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	10/1 Major St HIGHETT 3190	\$635,000	04/05/2019
2	12/6 Dart St HIGHETT 3190	\$615,000	22/05/2019
3	3/6 Dart St HIGHETT 3190	\$615,000	18/04/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 12:27



2 2 2

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Huge garden courtyard with it's own access gate from Major Street, sets this apart from the rest, plus beautiful north facing sun and 2 garage basement parking spaces.

Comparable Properties



10/1 Major St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 1

Price: \$635,000

Method: Auction Sale

Date: 04/05/2019

Property Type: Apartment

Land Size: 1949 sqm approx

12/6 Dart St HIGHETT 3190 (VG)

Agent Comments

2 - -

Price: \$615,000

Method: Sale

Date: 22/05/2019

Property Type: Flat/Unit/Apartment (Res)



3/6 Dart St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 2

Price: \$615,000

Method: Private Sale

Date: 18/04/2019

Rooms: 3

Property Type: Apartment