

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
5 Ashwood Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,052,000 House 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	3 Fuge St HIGHETT 3190	\$1,875,000	27/04/2019
2	34 Tulip St BLACK ROCK 3193	\$1,663,000	01/06/2019
3	24 Noyes St HIGHETT 3190	\$1,580,000	15/02/2019

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.

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4 2 2

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Spectacularly placed on the parkland of Ashwood Avenue Park, this is country living on Sandringham's border. At the end of Highett's best avenue, beautiful 4 bed 2 bathroom family home with 3 living zones, family entertaining area, in-ground pool and filled with character and warmth.

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending June 2019: \$1,052,000

Comparable Properties



3 Fuge St HIGHETT 3190 (VG)

Agent Comments

4 - -

Price: \$1,875,000

Method: Sale

Date: 27/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 709 sqm approx



34 Tulip St BLACK ROCK 3193 (REI)

Agent Comments

2 1 5

Price: \$1,663,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 680 sqm approx



24 Noyes St HIGHETT 3190 (REI/VG)

Agent Comments

5 3 2

Price: \$1,580,000

Method: Sold Before Auction

Date: 15/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 580 sqm approx