

## 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 21a George Street, 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 \$1,400,000 & \$1,480,000

#### 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	16a George St HIGHETT 3190	\$1,500,000	13/06/2019
2	67a Tibrockney St HIGHETT 3190	\$1,440,000	21/05/2019
3	7b Albert St HIGHETT 3190	\$1,337,000	27/07/2019

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   3   1

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 383 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,480,000  
**Median House Price**  
Year ending June 2019: \$1,052,000

## Comparable Properties



**16a George St HIGHETT 3190 (VG)**

Agent Comments

3   -   -

**Price:** \$1,500,000  
**Method:** Sale  
**Date:** 13/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 423 sqm approx



**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)

**7b Albert St HIGHETT 3190 (REI)**

Agent Comments

3   2   2

**Price:** \$1,337,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Rooms:** -  
**Property Type:** House (Res)