

## 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 2 Spring Road, 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 \$1,050,000 & \$1,150,000

#### Median sale price

Median price \$1,139,000 House X Unit Suburb Highett

Period - From 11/09/2018 to 10/09/2019 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	24 Spring Rd HIGHETT 3190	\$1,160,000	06/04/2019
2	54 Spring Rd HAMPTON EAST 3188	\$1,152,000	09/08/2019
3	146 Wickham Rd HIGHETT 3190	\$1,052,000	26/04/2019

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.



2   -   0

**Rooms:**  
**Property Type:** House  
**Land Size:** 595.759 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 11/09/2018 - 10/09/2019: \$1,139,000

## Comparable Properties



**24 Spring Rd HIGHETT 3190 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



**54 Spring Rd HAMPTON EAST 3188 (REI)**

Agent Comments

3   2   1

**Price:** \$1,152,000  
**Method:** Private Sale  
**Date:** 09/08/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 604 sqm approx



**146 Wickham Rd HIGHETT 3190 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$1,052,000  
**Method:** Sold Before Auction  
**Date:** 26/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx