

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 18a Barnet Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,400,000 & \$1,460,000

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	73 Tibrockney St HIGHETT 3190	\$1,470,000	07/05/2019
3	67a Tibrockney St HIGHETT 3190	\$1,440,000	21/05/2019

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 2

Rooms: 6
Property Type: House
Land Size: 360 sqm approx

Agent Comments

Embracing a 21st century family lifestyle, this outstanding as-new luxury residence offers space and light with a choice of upstairs or downstairs main bedrooms and perfect for family living with 4 BR's plus study and 3.5 bathrooms. Quiet family oriented location.

Indicative Selling Price

\$1,400,000 - \$1,460,000

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



73 Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,470,000
Method: Private Sale
Date: 07/05/2019
Rooms: -
Property Type: House
Land Size: 400 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)