

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

1/28 Dalmont Street, Highett Vic 3190

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

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

Period - From 26/09/2018 to 25/09/2019 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	7/377 South Rd BRIGHTON EAST 3187	\$642,000	01/05/2019
2	18/9 Maxflo Ct HIGHETT 3190	\$629,000	30/03/2019
3	2/165 Bay Rd SANDRINGHAM 3191	\$560,000	24/05/2019

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.~~

This Statement of Information was prepared on:

26/09/2019 17:04



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$570,000 - \$627,000
Median Unit Price
26/09/2018 - 25/09/2019: \$677,500

Comparable Properties



7/377 South Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 1

Price: \$642,000
Method: Private Sale
Date: 01/05/2019
Property Type: Unit
Land Size: 197 sqm approx



18/9 Maxflo Ct HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$629,000
Method: Auction Sale
Date: 30/03/2019
Property Type: Unit



2/165 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$560,000
Method: Sale
Date: 24/05/2019
Property Type: Flat/Unit/Apartment (Res)