

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

13 Seaton Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Highett

Period - From 01/07/2019 to 30/09/2019 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	12 Marshall Av HIGHETT 3190	\$1,373,000	09/11/2019
2	17 Baldwin St HIGHETT 3190	\$1,300,000	12/10/2019
3	4 Mary Av HIGHETT 3190	\$1,270,000	07/09/2019

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:

19/11/2019 10:29



Property Type: House
Land Size: 580.943 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
September quarter 2019: \$1,270,000

Comparable Properties



12 Marshall Av HIGHETT 3190 (REI)

Agent Comments



Price: \$1,373,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)



17 Baldwin St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)



4 Mary Av HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,270,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 639 sqm approx