

# 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

5a Wilson 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 \$800,000 & \$880,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Highett

Period - From 05/02/2019 to 04/02/2020 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	22 Valerian St HAMPTON 3188	\$916,000	14/09/2019
2	1/97 Bay Rd SANDRINGHAM 3191	\$845,000	26/11/2019
3	3/44 Highett Rd HAMPTON 3188	\$805,500	10/12/2019

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:

05/02/2020 09:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
05/02/2019 - 04/02/2020: \$1,100,000

## Comparable Properties



**22 Valerian St HAMPTON 3188 (REI/VG)**

Agent Comments



**Price:** \$916,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Land Size:** 262 sqm approx



**1/97 Bay Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments



**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 26/11/2019  
**Property Type:** Unit



**3/44 Highett Rd HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$805,500  
**Method:** Sold Before Auction  
**Date:** 10/12/2019  
**Property Type:** Unit