

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

24a Clonmult Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Highett

Period - From 01/01/2020 to 31/03/2020 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	31b Clyde St HIGHETT 3190	\$1,376,000	15/12/2019
2	23a Marshall Av HIGHETT 3190	\$1,355,000	10/01/2020
3	5a Saltair St HAMPTON EAST 3188	\$1,330,000	22/02/2020

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:

05/05/2020 14:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
March quarter 2020: \$1,280,000

Comparable Properties

31b Clyde St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,376,000
Method: Auction Sale
Date: 15/12/2019
Property Type: Townhouse (Res)
Land Size: 306 sqm approx



23a Marshall Av HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,355,000
Method: Private Sale
Date: 10/01/2020
Property Type: Townhouse (Single)



5a Saltair St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,330,000
Method: Private Sale
Date: 22/02/2020
Property Type: Townhouse (Single)
Land Size: 312 sqm approx