

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

27 Morley Crescent, Highett Vic 3190

Indicative selling price

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

Range between \$1,390,000

&

\$1,460,000

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	5 Frederico St HIGHETT 3190	\$1,595,000	06/07/2020
2	5 King St HAMPTON EAST 3188	\$1,450,000	26/03/2020
3	6 Frederico St HIGHETT 3190	\$1,410,000	12/06/2020

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:

14/07/2020 12:16



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,460,000

Median House Price

March quarter 2020: \$1,280,000

Comparable Properties

5 Frederico St HIGHETT 3190 (REI)

Agent Comments

4 2 3

Price: \$1,595,000

Method: Sold Before Auction

Date: 06/07/2020

Property Type: House (Res)

Land Size: 621 sqm approx



5 King St HAMPTON EAST 3188 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 26/03/2020

Property Type: House (Res)

Land Size: 725 sqm approx



6 Frederico St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,410,000

Method: Sold Before Auction

Date: 12/06/2020

Property Type: House (Res)

Land Size: 658 sqm approx