

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

4 Station Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Highett

Period - From 01/07/2019 to 30/06/2020 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.

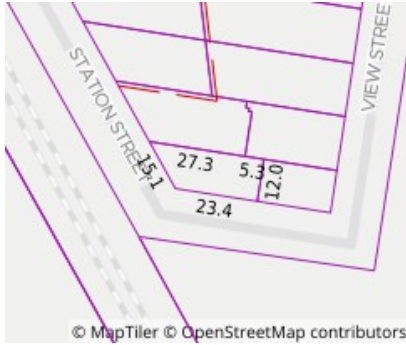
	Address of comparable property	Price	Date of sale
1	23a Munro Av CHELTENHAM 3192	\$1,090,000	16/05/2020
2	8 Siede Ct CHELTENHAM 3192	\$1,085,000	27/07/2020
3	81 Wickham Rd HAMPTON EAST 3188	\$1,050,000	27/06/2020

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:

27/07/2020 17:36



Property Type: House (Previously Occupied - Detached)

Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

Year ending June 2020: \$1,265,000

Comparable Properties



23a Munro Av CHELTENHAM 3192 (VG)

Agent Comments



Price: \$1,090,000

Method: Sale

Date: 16/05/2020

Property Type: House (Res)

Land Size: 315 sqm approx



8 Siede Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,085,000

Method: Sold Before Auction

Date: 27/07/2020

Property Type: House

Land Size: 515 sqm approx



81 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 27/06/2020

Property Type: House (Res)

Land Size: 580 sqm approx