

# 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

1/10 Alfred 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 \$820,000 & \$870,000

### Median sale price

Median price \$795,000 Property Type Unit Suburb Highett

Period - From 01/04/2020 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	13 Stevens St HIGHETT 3190	\$906,000	20/07/2020
2	169b Wickham Rd MOORABBIN 3189	\$871,000	15/07/2020
3	1/5 Peace St HIGHETT 3190	\$860,000	08/05/2020

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:

02/10/2020 11:43



2   2   3

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$870,000  
**Median Unit Price**  
June quarter 2020: \$795,000

## Comparable Properties



**13 Stevens St HIGHETT 3190 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$906,000  
**Method:** Sold Before Auction  
**Date:** 20/07/2020  
**Property Type:** House (Res)  
**Land Size:** 362 sqm approx



**169b Wickham Rd MOORABBIN 3189 (REI)**

**Agent Comments**

3   2   1

**Price:** \$871,000  
**Method:** Sold Before Auction  
**Date:** 15/07/2020  
**Property Type:** Townhouse (Res)  
**Land Size:** 265 sqm approx



**1/5 Peace St HIGHETT 3190 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 08/05/2020  
**Property Type:** Unit