

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

158 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,350,000

&

\$1,430,000

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	6 Frederico St HIGHETT 3190	\$1,410,000	12/06/2020
2	6 Marshall Av HIGHETT 3190	\$1,380,000	17/06/2020
3	127 Wickham Rd HAMPTON EAST 3188	\$1,370,000	07/05/2020

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:

21/07/2020 15:20



3 2 2

Property Type: House
Land Size: 589 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,430,000
Median House Price
Year ending June 2020: \$1,265,000

Comparable Properties



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



6 Marshall Av HIGHETT 3190 (REI)

Agent Comments

3 1 3

Price: \$1,380,000
Method: Private Sale
Date: 17/06/2020
Property Type: House



127 Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 -

Price: \$1,370,000
Method: Auction Sale
Date: 07/05/2020
Rooms: 5
Property Type: House (Res)
Land Size: 648 sqm approx