

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

7/14 Mary Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$800,000 & \$860,000

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	29 Haynes St HIGHETT 3190	\$930,000	08/07/2020
2	1/5 Dorothea St HIGHETT 3190	\$875,000	28/07/2020
3	60a Widdop Cr HAMPTON EAST 3188	\$835,000	26/08/2020

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:

29/09/2020 11:30

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Indicative Selling Price

\$800,000 - \$860,000

Median Unit Price

June quarter 2020: \$795,000



3 1 1

Rooms: 5

Property Type: Strata Unit/Flat

Land Size: 299 sqm approx

Agent Comments

Perfect blend of renovated comfort with superb outdoor alfresco living, this impressive 3-BR, 1 bath home has high ceilings, superb granite kitchen & sparkling bathroom, large living and dining (OFF) room with bi-fold doors to covered alfresco, 2 x AC's, ducted heating & alarm.

Comparable Properties



29 Haynes St HIGHETT 3190 (REI/VG)

Agent Comments

3 1 1

Price: \$930,000

Method: Sold Before Auction

Date: 08/07/2020

Rooms: 4

Property Type: House (Res)



1/5 Dorothea St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$875,000

Method: Private Sale

Date: 28/07/2020

Property Type: Townhouse (Single)



60a Widdop Cr HAMPTON EAST 3188 (REI)

Agent Comments

3 1 2

Price: \$835,000

Method: Private Sale

Date: 26/08/2020

Property Type: Townhouse (Res)