

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

1/21 Morley Crescent, Highett Vic 3190

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,470,000

Property Type House

Suburb Highett

Period - From 01/10/2020

to 31/12/2020

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	35 Nepean Av HAMPTON EAST 3188	\$1,210,000	03/02/2021
2	1 Wolseley St HIGHETT 3190	\$1,205,000	13/02/2021
3	483 Bluff Rd HAMPTON 3188	\$1,167,000	04/02/2021

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:

23/02/2021 13:39



3 2 2

Rooms: 8
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
December quarter 2020: \$1,470,000

Comparable Properties



35 Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,210,000
Method: Sold Before Auction
Date: 03/02/2021
Property Type: House (Res)
Land Size: 381 sqm approx



1 Wolseley St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,205,000
Method: Auction Sale
Date: 13/02/2021
Property Type: House (Res)
Land Size: 224 sqm approx



483 Bluff Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,167,000
Method: Sold Before Auction
Date: 04/02/2021
Property Type: Townhouse (Res)