

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

44a Miller Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Highett

Period - From 01/10/2019 to 30/09/2020 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	11A Stonehaven Cr HAMPTON EAST 3188	\$1,220,000	28/06/2020
2	23a Thorburn St HAMPTON 3188	\$1,200,000	03/07/2020
3	16a Luxmoore St CHELTENHAM 3192	\$1,200,000	18/05/2020

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:

14/10/2020 10:09



 3
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Rooms: 6
Property Type: Townhouse
 (Single)
Land Size: 401 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending September 2020: \$1,260,000

Comparable Properties

11A Stonehaven Cr HAMPTON EAST 3188 (VG)

Agent Comments

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Price: \$1,220,000
Method: Sale
Date: 28/06/2020
Property Type: House (Res)
Land Size: 214 sqm approx



23a Thorburn St HAMPTON 3188 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,200,000
Method: Private Sale
Date: 03/07/2020
Property Type: House (Res)
Land Size: 358 sqm approx



16a Luxmoore St CHELTENHAM 3192 (REI/VG) Agent Comments

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  2
  2

Price: \$1,200,000
Method: Private Sale
Date: 18/05/2020
Property Type: Townhouse (Single)
Land Size: 457 sqm approx