

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

20 Albert Street, Highett Vic 3190

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Highett

Period - From 01/07/2020 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	7/14 Mary Av HIGHETT 3190	\$942,000	17/10/2020
2	29 Haynes St HIGHETT 3190	\$930,000	08/07/2020
3	59 Worthing Rd MOORABBIN 3189	\$921,000	21/11/2020

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:

21/12/2020 13:18



3 1 2

Property Type: Townhouse
(Single)

Land Size: 288 sqm approx

Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
September quarter 2020: \$1,190,000

Comparable Properties

7/14 Mary Av HIGHETT 3190 (REI/VG)

Agent Comments

3 1 1

Price: \$942,000

Method: Auction Sale

Date: 17/10/2020

Property Type: House (Res)



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)



59 Worthing Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$921,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 350 sqm approx