

# 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

2a Royalty Avenue, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

### Median sale price

Median price \$1,264,000

Property Type House

Suburb Highett

Period - From 01/12/2019

to 30/11/2020

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	16A Harding St HIGHETT 3190	\$1,380,000	19/11/2020
2	24B Desmond Av HIGHETT 3190	\$1,338,000	11/11/2020
3	33 Olympic Av CHELTENHAM 3192	\$1,259,000	28/11/2020

**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:

01/12/2020 11:45



3   2   2

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 312 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,350,000  
**Median House Price**  
01/12/2019 - 30/11/2020: \$1,264,000

## Comparable Properties



**16A Harding St HIGHETT 3190 (REI)**

Agent Comments

3   2   1

**Price:** \$1,380,000  
**Method:** Sold Before Auction  
**Date:** 19/11/2020  
**Property Type:** Townhouse (Res)



**24B Desmond Av HIGHETT 3190 (REI)**

Agent Comments

4   3   2

**Price:** \$1,338,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2020  
**Property Type:** Townhouse (Res)



**33 Olympic Av CHELTENHAM 3192 (REI)**

Agent Comments

4   2   2

**Price:** \$1,259,000  
**Method:** Private Sale  
**Date:** 28/11/2020  
**Property Type:** Townhouse (Res)