

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

21 Haynes Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

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	18 Noyes St HIGHETT 3190	\$2,150,000	06/11/2020
2	21 Parkview Cr HAMPTON EAST 3188	\$1,750,000	20/06/2020
3	5 Daff Av HAMPTON EAST 3188	\$1,710,000	11/10/2020

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.~~

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending September 2020: \$1,260,000



4 2 2

Rooms: 6

Property Type: House

Land Size: 713 sqm approx

Agent Comments

Dive in and live inside, outside and out by the pool this summer! Designed for all-season entertaining with formal, family and two poolside entertainment zones, this fresco-focused four bedroom plus home-office, two bathroom home is the place to splash out on a stay-at-home lifestyle this year.

Comparable Properties



18 Noyes St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$2,150,000

Method: Sold Before Auction

Date: 06/11/2020

Property Type: House

Land Size: 580 sqm approx



21 Parkview Cr HAMPTON EAST 3188 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,750,000

Method: Auction Sale

Date: 20/06/2020

Property Type: House (Res)

Land Size: 486 sqm approx



5 Daff Av HAMPTON EAST 3188 (REI)

Agent Comments

4 2 2

Price: \$1,710,000

Method: Private Sale

Date: 11/10/2020

Property Type: House (Res)