

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

12 Herbert 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 \$1,269,500

Property Type House

Suburb Highett

Period - From 13/11/2019

to 12/11/2020

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	11 Daff Av HAMPTON EAST 3188	\$1,911,000	10/06/2020
2	17 Sydenham St HIGHETT 3190	\$1,785,000	20/05/2020
3	21 Parkview Cr HAMPTON EAST 3188	\$1,750,000	20/06/2020

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:

13/11/2020 13:16



4 2 3

Property Type: House (Res)
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
13/11/2019 - 12/11/2020: \$1,269,500

Comparable Properties



11 Daff Av HAMPTON EAST 3188 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,911,000
Method: Auction Sale
Date: 10/06/2020
Property Type: House (Res)
Land Size: 585 sqm approx



17 Sydenham St HIGHETT 3190 (REI/VG) **Agent Comments**

3 3 2

Price: \$1,785,000
Method: Private Sale
Date: 20/05/2020
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