

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

7a George Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Highett

Period - From 07/01/2020 to 06/01/2021 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	15 Parkview Cr HAMPTON EAST 3188	\$1,660,000	02/12/2020
2	6 Marchant St HIGHETT 3190	\$1,618,000	12/12/2020
3	27 Morley Cr HIGHETT 3190	\$1,560,000	12/12/2020

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:

07/01/2021 15:43



5 3 2

Rooms: 10
Property Type:
Land Size: 450 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
07/01/2020 - 06/01/2021: \$1,300,000

Comparable Properties



15 Parkview Cr HAMPTON EAST 3188 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,660,000
Method: Sold Before Auction
Date: 02/12/2020
Property Type: House (Res)



6 Marchant St HIGHETT 3190 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,618,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)

27 Morley Cr HIGHETT 3190 (REI)

[Agent Comments](#)

4 2 3

Price: \$1,560,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)