

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 Jackson Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,291,000 Property Type House Suburb Highett

Period - From 21/12/2019 to 20/12/2020 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	21B Mount View Rd HIGHETT 3190	\$1,350,000	17/11/2020
2	24B Desmond Av HIGHETT 3190	\$1,338,000	11/11/2020
3	4b Princess Av HIGHETT 3190	\$1,325,000	27/06/2020

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:

21/12/2020 09:35



4 3 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
21/12/2019 - 20/12/2020: \$1,291,000

Comparable Properties



21B Mount View Rd HIGHETT 3190 (REI)

Agent Comments

4 3 1

Price: \$1,350,000
Method: Sold Before Auction
Date: 17/11/2020
Property Type: Townhouse (Res)



24B Desmond Av HIGHETT 3190 (REI/VG)

Agent Comments

4 3 2

Price: \$1,338,000
Method: Sold Before Auction
Date: 11/11/2020
Property Type: Townhouse (Res)
Land Size: 329 sqm approx



4b Princess Av HIGHETT 3190 (REI/VG)

Agent Comments

4 3 1

Price: \$1,325,000
Method: Private Sale
Date: 27/06/2020
Property Type: Townhouse (Single)