

# 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

2/1 Peterson Street, Highett Vic 3190

### Indicative selling price

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

Range between \$750,000 & \$800,000

### Median sale price

Median price \$827,500 Property Type Unit Suburb Highett

Period - From 01/07/2020 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	3/2 Flowerdale Rd HAMPTON EAST 3188	\$884,000	05/12/2020
2	4/200 Bluff Rd SANDRINGHAM 3191	\$810,000	09/12/2020
3	16/13 Kelly Av HAMPTON EAST 3188	\$792,500	16/11/2020

**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:

04/01/2021 10:41



2   1   2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

September quarter 2020: \$827,500

## Comparable Properties



**3/2 Flowerdale Rd HAMPTON EAST 3188 (REI)**   Agent Comments

2   1   1

**Price:** \$884,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** Townhouse (Res)



**4/200 Bluff Rd SANDRINGHAM 3191 (REI)**   Agent Comments

2   1   1

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 09/12/2020

**Property Type:** Unit



**16/13 Kelly Av HAMPTON EAST 3188 (REI)**   Agent Comments

2   1   2

**Price:** \$792,500

**Method:** Private Sale

**Date:** 16/11/2020

**Property Type:** Unit