

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

1a Rose Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,375,000 & \$1,449,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Highett

Period - From 01/07/2019 to 30/09/2019 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	4a James Av HIGHETT 3190	\$1,420,000	09/11/2019
2	3a Mount View Rd HIGHETT 3190	\$1,380,000	09/09/2019
3	2/231 Bluff Rd SANDRINGHAM 3191	\$1,360,000	04/12/2019

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:

12/12/2019 10:54



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Property Type:

Agent Comments

Indicative Selling Price

\$1,375,000 - \$1,449,000

Median House Price

September quarter 2019: \$1,270,000

Comparable Properties



4a James Av HIGHETT 3190 (REI)

Agent Comments

 4  3  2

Price: \$1,420,000

Method: Private Sale

Date: 09/11/2019

Property Type: Townhouse (Single)

Land Size: 346 sqm approx



3a Mount View Rd HIGHETT 3190 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,380,000

Method: Private Sale

Date: 09/09/2019

Property Type: Townhouse (Single)

Land Size: 326 sqm approx



2/231 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

 4  2  2

Price: \$1,360,000

Method: Private Sale

Date: 04/12/2019

Property Type: Townhouse (Single)