

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

21b Jackson Road, Highett Vic 3190

Indicative selling price

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

Single price \$1,370,000

Median sale price

Median price \$1,470,000

Property Type House

Suburb Highett

Period - From 01/10/2020

to 31/12/2020

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	13a Tibrockney St HIGHETT 3190	\$1,400,000	28/11/2020
2	2B Walsh Av MOORABBIN 3189	\$1,387,000	20/03/2021
3	21B Mount View Rd HIGHETT 3190	\$1,350,000	17/11/2020

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:

06/04/2021 12:00



 4
  2
  2

Rooms: 8
Property Type:
Land Size: 300 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,370,000
Median House Price
 December quarter 2020: \$1,470,000

Comparable Properties



13a Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,400,000
Method: Private Sale
Date: 28/11/2020
Property Type: Townhouse (Single)



2B Walsh Av MOORABBIN 3189 (REI)

Agent Comments

 4
  2
  2

Price: \$1,387,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Townhouse (Res)
Land Size: 273 sqm approx



21B Mount View Rd HIGHETT 3190 (REI/VG)

Agent Comments

 4
  3
  1

Price: \$1,350,000
Method: Sold Before Auction
Date: 17/11/2020
Property Type: Townhouse (Res)
Land Size: 325 sqm approx