

# 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

1/6 Dart 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 \$600,000

&

\$660,000

### Median sale price

Median price \$770,000

Property Type Unit

Suburb Highett

Period - From 01/01/2019

to 31/12/2019

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	701/222 Bay Rd SANDRINGHAM 3191	\$680,000	20/08/2019
2	3/3 Faulkner St BENTLEIGH 3204	\$631,000	16/10/2019
3	110/3-5 Faulkner St BENTLEIGH 3204	\$620,000	27/08/2019

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:

24/01/2020 12:59

1/6 Dart Street, Highett Vic 3190

**Jellis  
Craig**

Chris Janssens

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**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending December 2019: \$770,000



 2    2    2

**Rooms:** 3

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 77 internal + 33 c/yard  
sqm approx

Agent Comments

## Comparable Properties



**701/222 Bay Rd SANDRINGHAM 3191 (VG)**

Agent Comments

 2    -    -

**Price:** \$680,000

**Method:** Sale

**Date:** 20/08/2019

**Property Type:** Strata Unit/Flat



**3/3 Faulkner St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$631,000

**Method:** Sold Before Auction

**Date:** 16/10/2019

**Property Type:** Apartment



**110/3-5 Faulkner St BENTLEIGH 3204 (REI)**

Agent Comments

 2    2    1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 27/08/2019

**Rooms:** 3

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.