

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

3/13 Albert Street, Highett Vic 3190

Indicative selling price

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

Range between \$890,000

&

\$950,000

Median sale price

Median price \$835,000

Property Type Unit

Suburb Highett

Period - From 01/04/2019

to 30/06/2019

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	9 Mason Ct HIGHETT 3190	\$990,000	01/06/2019
2	29a Fletcher St MOORABBIN 3189	\$924,000	18/06/2019
3	31b Beaumaris Pde HIGHETT 3190	\$880,000	29/05/2019

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:

16/09/2019



3 2 2

Property Type: Unit
Land Size: 208 sqm approx
Agent Comments

Indicative Selling Price
 \$890,000 - \$950,000
Median Unit Price
 June quarter 2019: \$835,000

Comparable Properties



9 Mason Ct HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 597 sqm approx



29a Fletcher St MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

Price: \$924,000
Method: Sold Before Auction
Date: 18/06/2019
Property Type: House (Res)

31b Beaumaris Pde HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$880,000
Method: Sale
Date: 29/05/2019
Property Type: House - Attached House N.E.C.
Land Size: 184 sqm approx