

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

17 Albert Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,675,000

&

\$1,775,000

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	12 Herbert St HIGHETT 3190	\$1,870,000	12/12/2020
2	49 Peterson St HIGHETT 3190	\$1,800,000	01/02/2021
3	5 Daff Av HAMPTON EAST 3188	\$1,710,000	11/10/2020

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:

09/03/2021 14:09

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Indicative Selling Price

\$1,675,000 - \$1,775,000

Median House Price

December quarter 2020: \$1,470,000



4 2 2

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



12 Herbert St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 1

Price: \$1,870,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 660 sqm approx



49 Peterson St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 01/02/2021

Property Type: House

Land Size: 650 sqm approx



5 Daff Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$1,710,000

Method: Private Sale

Date: 11/10/2020

Property Type: House (Res)

Land Size: 585 sqm approx