## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,592,500	Pro	perty Type	House		Suburb	Highett
Period - From	01/07/2021	to	30/09/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

,	and the companion property		2410 01 0410
1	15B Tweed St HIGHETT 3190	\$1,500,000	18/11/2021
2	1/451 Highett Rd HIGHETT 3190	\$1,420,000	05/08/2021
3			

#### 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:	20/01/2022 15:49



Date of sale



Andrew Panagopoulos 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price

September quarter 2021: \$1,592,500



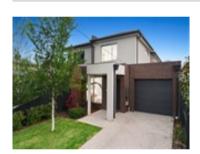


**Property Type:** Townhouse **Land Size:** 260 approx sqm

approx

**Agent Comments** 

# Comparable Properties



15B Tweed St HIGHETT 3190 (REI)

**=** 5





Price: \$1,500,000

Method: Sold Before Auction

Date: 18/11/2021

**Property Type:** Townhouse (Res) **Land Size:** 295 sqm approx

**Agent Comments** 

Agent Comments



1/451 Highett Rd HIGHETT 3190 (REI/VG)

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**Price:** \$1,420,000 **Method:** Auction Sale **Date:** 05/08/2021

**Property Type:** Townhouse (Res) **Land Size:** 346 sqm approx

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.

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