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 4a Donald	ncluding suburb and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$1,580,000	&	\$1,680,000			
Median sale price*					
Median price	Property Type	Su	ıburb Highett		
Period - From to	to	Source			
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 19a Davie Av CHELTENHAM 3192			\$1,590,000	10/07/2024	
2 23b Middleton St HIGHETT 3190			\$1,610,000	28/06/2024	
3 40A Highland Av HIGHETT 3190			\$1,747,000	22/06/2024	
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: 20/08/2024 10:49				
* When this Statement of Information was prepared, publicly available information providing median sale					



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$1,580,000 - \$1,680,000 No median price available

Comparable Properties



19a Davie Av CHELTENHAM 3192 (REI)





Price: \$1,590,000 Method: Private Sale Date: 10/07/2024

Property Type: Townhouse (Res)

Agent Comments



23b Middleton St HIGHETT 3190 (REI)







Price: \$1,610,000 Method: Private Sale Date: 28/06/2024

Property Type: Townhouse (Single)

Agent Comments



40A Highland Av HIGHETT 3190 (REI)





Price: \$1,747,000 Method: Auction Sale Date: 22/06/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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