

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

41a Albert Street, Highett Vic 3190

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$1,243,000

House

X

Unit

Suburb Highett

Period - From 01/10/2018

to

31/12/2018

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	1/111 Bay Rd SANDRINGHAM 3191	\$1,350,000	22/01/2019
2	33 Nepean Av HAMPTON EAST 3188	\$1,320,000	13/12/2018
3	8a Albert St HIGHETT 3190	\$1,320,000	01/09/2018

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.

41a Albert Street, Highett Vic 3190

Chisholm&Gamon

Amanda Thomson

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Indicative Selling Price

\$1,295,000

Median House Price

December quarter 2018: \$1,243,000



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/11 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 22/01/2019

Rooms: -

Property Type: Townhouse (Res)



33 Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,320,000

Method: Private Sale

Date: 13/12/2018

Rooms: -

Property Type: House



8a Albert St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,320,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: Townhouse (Res)