

## 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

35 Haynes Street, Highett Vic 3190

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000

&amp;

\$1,050,000

## Median sale price

Median price \$1,275,000

House

X

Unit

Suburb Highett

Period - From 01/07/2018

to

30/09/2018

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	7 James Av HIGHETT 3190	\$1,100,000	01/09/2018
2	44 Wickham Rd HAMPTON EAST 3188	\$1,090,000	21/05/2018
3	1/34 Dalmont St HIGHETT 3190	\$1,005,000	07/09/2018

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.

35 Haynes Street, Highett Vic 3190

Chisholm&Gamon

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**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median House Price**

September quarter 2018: \$1,275,000



3 1 2

**Rooms:** 5

**Property Type:** House

**Land Size:** 393 sqm approx

**Agent Comments**

Beautifully private and quiet home on the corner of George Street - almost 400sqmt appx with 3 bedrooms, 1 bathroom and 2 living area's, parking for 2 - one carport all behind secure fence and gates. Plenty of land for families or downsizers.

## Comparable Properties



**7 James Av HIGHETT 3190 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 01/09/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 393 sqm approx



**44 Wickham Rd HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 21/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 404 sqm approx



**1/34 Dalmont St HIGHETT 3190 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 07/09/2018

**Rooms:** -

**Property Type:** Townhouse (Single)