Chisholm&Gamon

03 9589 3133 0418 266 326

athomson@chisholmgamon.com.au

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 35 Haynes Street, Highett Vic 3190 Including suburb and postcode

Indicative selling price

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

Range betweer	\$980,000		&	\$1,0	50,000			
Median sale pr	ice							
Median price	\$1,275,000	House	х	Unit			Suburb	Highett
Period - From	01/07/2018	to 30,	/09/2018	7	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.

Add	dress 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.

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

35 Haynes Street, Highett Vic 3190

Chisholm&Gamon Amanda Thomson

athomson@chisholmgamon.com.au

September guarter 2018: \$1,275,000

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Indicative Selling Price

\$980.000 - \$1.050.000

Median House Price





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



Price: \$1,100,000 Method: Private Sale Date: 01/09/2018 Rooms: -Property Type: House Land Size: 393 sqm approx

- 3

7 James Av HIGHETT 3190 (REI)

1

Agent Comments

Agent Comments



44 Wickham Rd HAMPTON EAST 3188 (REI/VG)

6 2



Method: Private Sale Date: 21/05/2018 Rooms: -Property Type: House Land Size: 404 sqm approx

Price: \$1,090,000



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

Agent Comments



Price: \$1,005,000 Method: Private Sale Date: 07/09/2018 Rooms: -Property Type: Townhouse (Single)

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