

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

22a Desmond Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$827,500

Property Type Unit

Suburb Highett

Period - From 01/07/2020

to 30/09/2020

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	44a Miller St HIGHETT 3190	\$1,250,000	29/10/2020
2	14A Avon St MOORABBIN 3189	\$1,200,000	03/08/2020
3	2/1 North Ct HIGHETT 3190	\$1,166,250	23/05/2020

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:

18/11/2020 15:07



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



44a Miller St HIGHETT 3190 (REI)

Agent Comments

3 2 1

Price: \$1,250,000

Method: Sold Before Auction

Date: 29/10/2020

Property Type: Townhouse (Res)



14A Avon St MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Private Sale

Date: 03/08/2020

Property Type: Townhouse (Res)

Land Size: 302 sqm approx



2/1 North Ct HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,166,250

Method: Auction Sale

Date: 23/05/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 386 sqm approx