



3 1 4

Rooms:

Property Type: House (Res)

Land Size: 598 sqm

Agent Comments

Comparable Properties



6 Holloway Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,550,000

Method: Private Sale

Date: 23/01/2017

Rooms: 5

Property Type: House (Res)



25 Clyde St HIGHETT 3190 (REI)

Agent Comments

4 3 4

Price: \$1,531,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)



19 Moira Av HIGHETT 3190 (REI/VG)

Agent Comments

3 2 1

Price: \$1,500,000

Method: Auction Sale

Date: 10/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 663 sqm

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

8 Sydenham Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,475,000

&

\$1,575,000

Median sale price

Median price \$1,295,000

House

X

Suburb

Highett

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Holloway Rd SANDRINGHAM 3191	\$1,550,000	23/01/2017
25 Clyde St HIGHETT 3190	\$1,531,000	25/03/2017
19 Moira Av HIGHETT 3190	\$1,500,000	10/12/2016