

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

1/35 Mount View Road, Highett Vic 3190

Indicative selling price

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

Range between \$930,000 & \$1,020,000

Median sale price

Median price \$1,170,000 Property Type Townhouse Suburb Highett

Period - From 11/10/2021 to 10/10/2022 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	2/76 Turner Rd HIGHETT 3190	\$1,025,000	26/08/2022
2	1/23 Mernda Av CHELTENHAM 3192	\$1,000,000	08/10/2022
3	1/2 Narooma St MOORABBIN 3189	\$994,000	24/09/2022

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:

11/10/2022 11:38

1/35 Mount View Road, Highett Vic 3190

Ryan Counihan

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2 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$930,000 - \$1,020,000

Median Townhouse Price

11/10/2021 - 10/10/2022: \$1,170,000

Comparable Properties



2/76 Turner Rd HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,025,000

Method: Private Sale

Date: 26/08/2022

Property Type: Townhouse (Single)

Land Size: 173 sqm approx



1/23 Mernda Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$1,000,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Townhouse (Res)



1/2 Narooma St MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$994,000

Method: Auction Sale

Date: 24/09/2022

Property Type: Unit

Land Size: 381 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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