

Stephen Tickell 03 9521 9800 0418 177 565 stickell@hockingstuart.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
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Address Including suburb and postcode	30 Gilarth Street, Highett Vic 3190
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Range between	\$950,000	&	\$1,045,000

Median sale price

Median price	\$1,300,500	Hou	ise X	Unit		Suburb	Highett
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	28 Marshall Av HIGHETT 3190	\$1,045,000	31/10/2018
2	9 Bartlett St HAMPTON EAST 3188	\$1,000,000	11/12/2018
3	21 Luxmoore St CHELTENHAM 3192	\$950,000	31/12/2018

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.

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Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending December 2018: \$1,300,500





Land Size: 664 sqm approx

Agent Comments



Comparable Properties



28 Marshall Av HIGHETT 3190 (REI/VG)

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Price: \$1,045,000 **Method:** Private Sale **Date:** 31/10/2018

Rooms: -

Property Type: House Land Size: 604 sqm approx

9 Bartlett St HAMPTON EAST 3188 (REI/VG)

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Price: \$1,000,000 Method: Private Sale Date: 11/12/2018

Rooms: -

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Property Type: House Land Size: 638 sqm approx

21 Luxmoore St CHELTENHAM 3192 (REI/VG)

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Price: \$950,000 **Method:** Private Sale **Date:** 31/12/2018

Rooms: -

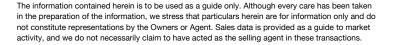
Property Type: House **Land Size:** 645 sqm approx



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Agent Comments

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