

## 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

30 Gilarth Street, Highett Vic 3190

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&amp;

\$1,045,000

**Median sale price**

Median price \$1,300,500

House

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.

	Address 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.



2 1 2 +

**Rooms:**

**Property Type:**

**Land Size:** 664 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending December 2018: \$1,300,500

## Comparable Properties



**28 Marshall Av HIGHETT 3190 (REI/VG)**

Agent Comments

3 2 2

**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)**

Agent Comments

3 1 2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 11/12/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 638 sqm approx



**21 Luxmoore St CHELTENHAM 3192 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 31/12/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 645 sqm approx