

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

34b Gilarth Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Highett

Period - From 01/07/2019

to

30/09/2019

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	3a Mount View Rd HIGHETT 3190	\$1,380,000	09/09/2019
2	28b Royalty Av HIGHETT 3190	\$1,290,000	30/07/2019
3	35b Lonsdale Av HAMPTON EAST 3188	\$1,250,000	05/09/2019

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:

18/11/2019 12:56



 4  2 

Property Type: Townhouse
Land Size: 340 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
September quarter 2019: \$1,270,000

Comparable Properties



3a Mount View Rd HIGHETT 3190 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,380,000
Method: Private Sale
Date: 09/09/2019
Property Type: Townhouse (Single)
Land Size: 326 sqm approx



28b Royalty Av HIGHETT 3190 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,290,000
Method: Sold Before Auction
Date: 30/07/2019
Property Type: Townhouse (Res)
Land Size: 275 sqm approx



35b Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000
Method: Private Sale
Date: 05/09/2019
Property Type: Townhouse (Single)
Land Size: 270 sqm approx