

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

4 Fuge Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,400,000

House

X

Unit

Suburb Highett

Period - From 01/04/2017

to

30/06/2017

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	17 Nicol St HIGHETT 3190	\$1,911,000	23/09/2017
2	33 Haynes St HIGHETT 3190	\$1,820,000	08/07/2017
3	10 Fuge St HIGHETT 3190	\$1,771,000	13/05/2017

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.



4 2 6

Rooms:
Property Type: House
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
June quarter 2017: \$1,400,000

Comparable Properties



17 Nicol St HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$1,911,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)



33 Haynes St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,820,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 680 sqm approx



10 Fuge St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,771,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 8
Property Type: House (Res)
Land Size: 693 sqm approx