# 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

1/37 Beaumaris Parade, Highett Vic 3190

### Indicative selling price

Single price \$1,350,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	Highett
Period - From	to		] So	ource		

#### 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	3a Mount View Rd HIGHETT 3190	\$1,380,000	09/09/2019
2	34b Gilarth St HIGHETT 3190	\$1,321,000	30/11/2019
3	58a Rowans Rd HIGHETT 3190	\$1,250,500	24/08/2019

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:

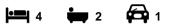
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\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,350,000 No median price available

# **Comparable Properties**



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



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



34b Gilarth St HIGHETT 3190 (REI)



Price: \$1,321,000 Method: Auction Sale Date: 30/11/2019 Property Type: Townhouse (Res)



58a Rowans Rd HIGHETT 3190 (REI/VG)



TT 3190 (REI/VG) Age

Agent Comments

Agent Comments

Agent Comments

Price: \$1,250,500 Method: Auction Sale Date: 24/08/2019 Property Type: Townhouse (Res) Land Size: 304 sqm approx

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.