

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

48 Gilarth Street, Highett Vic 3190

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$960,000

Property Type Unit

Suburb Highett

Period - From 01/01/2022

to

31/03/2022

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	3/165 Wickham Rd MOORABBIN 3189	\$756,000	28/05/2022
2	2/511 South Rd BENTLEIGH 3204	\$720,000	18/12/2021
3	1/26 Dalmont St HIGHETT 3190	\$700,000	24/05/2022

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:

31/05/2022 12:54



2
 1
 1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

March quarter 2022: \$960,000

Comparable Properties



3/165 Wickham Rd MOORABBIN 3189 (REI)

Agent Comments

3
 2
 2

Price: \$756,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Unit

Land Size: 254 sqm approx



2/511 South Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2
 1
 2

Price: \$720,000

Method: Private Sale

Date: 18/12/2021

Property Type: Unit



1/26 Dalmont St HIGHETT 3190 (REI)

Agent Comments

2
 1
 2

Price: \$700,000

Method: Sold Before Auction

Date: 24/05/2022

Property Type: Unit