

## 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

1/385 Highett Road, 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 \$850,000

&

\$890,000

#### Median sale price

Median price \$700,000

House

Unit

X

Suburb Highett

Period - From 01/04/2018

to

31/03/2019

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	1/34 Dalmont St HIGHETT 3190	\$1,005,000	07/09/2018
2	2/32 Princess Av HIGHETT 3190	\$935,000	08/09/2018
3	29 Widdop Cr HAMPTON EAST 3188	\$865,000	17/11/2018

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.



3   2   2

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**1/34 Dalmont St HIGHETT 3190 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 07/09/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**2/32 Princess Av HIGHETT 3190 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 08/09/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 400 sqm approx



**29 Widdop Cr HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 272 sqm approx