

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

7 Seaton Road, Highett Vic 3190

Indicative selling price

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

Single price \$870,000

Median sale price

Median price \$1,243,000

House

X

Unit

Suburb Highett

Period - From 01/10/2018

to

31/12/2018

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	2 Barilla Rd MOORABBIN 3189	\$921,000	23/03/2019
2	8 Hillcrest Av HIGHETT 3190	\$915,000	26/02/2019
3	4 Princess Av HIGHETT 3190	\$820,000	16/03/2019

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.



 2  1  1

Indicative Selling Price

\$870,000

Median House Price

December quarter 2018: \$1,243,000

Comparable Properties



2 Barilla Rd MOORABBIN 3189 (REI)

Agent Comments

 4  2  4

Price: \$921,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 590 sqm approx



8 Hillcrest Av HIGHETT 3190 (REI)

Agent Comments

 2  1  4

Price: \$915,000

Method: Private Sale

Date: 26/02/2019

Rooms: -

Property Type: House

Land Size: 608 sqm approx



4 Princess Av HIGHETT 3190 (REI)

Agent Comments

 3  1  1

Price: \$820,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx