

# 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

13a Barnet Street, 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 \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,210,000 Property Type Townhouse Suburb Highett

Period - From 13/11/2023 to 12/11/2024 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	67a Tibrockney St HIGHETT 3190	\$1,808,000	30/10/2024
2	13b Barnet St HIGHETT 3190	\$1,805,000	12/09/2024
3	40A Highland Av HIGHETT 3190	\$1,747,000	22/06/2024

**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: 13/11/2024 10:14



**Property Type:** Townhouse

## Comparable Properties



**67a Tibrockney St HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,808,000

**Method:** Auction Sale

**Date:** 30/10/2024

**Property Type:** Townhouse (Res)

**Land Size:** 414 sqm approx



**13b Barnet St HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,805,000

**Method:** Private Sale

**Date:** 12/09/2024

**Property Type:** Townhouse (Res)

**Land Size:** 360 sqm approx



**40A Highland Av HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$1,747,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** Townhouse (Res)

**Land Size:** 304 sqm approx

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