

# 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

23 Marchant 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,280,000

Property Type House

Suburb Highett

Period - From 01/01/2020

to 31/03/2020

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	6b Daff Av HAMPTON EAST 3188	\$1,495,000	13/06/2020
2	76 Earlsfield Rd HAMPTON 3188	\$1,430,000	30/06/2020
3	4b Princess Av HIGHETT 3190	\$1,325,000	27/06/2020

**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:

08/07/2020 10:49



4 3 2

**Property Type:** Townhouse (Res)

**Land Size:** 320 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

March quarter 2020: \$1,280,000

## Comparable Properties



**6b Daff Av HAMPTON EAST 3188 (REI)**

Agent Comments

4 3 2

**Price:** \$1,495,000

**Method:** Private Sale

**Date:** 13/06/2020

**Property Type:** Townhouse (Single)

**76 Earlsfield Rd HAMPTON 3188 (REI)**

Agent Comments

4 3 2

**Price:** \$1,430,000

**Method:** Private Sale

**Date:** 30/06/2020

**Property Type:** House (Res)



**4b Princess Av HIGHETT 3190 (REI)**

Agent Comments

4 3 1

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 27/06/2020

**Property Type:** Townhouse (Single)