

## 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

2/13 Danson 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Highett

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

### 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 6 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

2/15A Burt Crescent Hampton East VIC 3188	\$1,060,000	17-Jul-21
179 Linacre Road Hampton VIC 3188	\$1,004,000	27-Mar-21
1/112B Highett Road Highett VIC 3190	\$993,000	07-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 21 September 2021

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## 2/15A Burt Crescent Hampton East VIC 3188

 3  3  2

Sold Price

**\$1,060,000**

Sold Date

**17-Jul-21**

Distance

**0.24km**



## 179 Linacre Road Hampton VIC 3188

 2  2  2

Sold Price

**\$1,004,000**

Sold Date

**27-Mar-21**

Distance

**0.39km**



## 1/112B Highett Road Highett VIC 3190

 3  2  2

Sold Price

**\$993,000**

Sold Date

**07-Apr-21**

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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