

# 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

31B Clyde 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 \$1,190,000

&

\$1,290,000

### Median sale price

Median price \$1,270,000

Property Type House

Suburb Highett

Period - From 01/07/2019

to

30/09/2019

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 | 28b Royalty Av HIGHETT 3190    | \$1,290,000 | 30/07/2019   |
| 2 | 17b Princess Av HIGHETT 3190   | \$1,280,000 | 23/07/2019   |
| 3 | 58a Rowans Rd HIGHETT 3190     | \$1,250,500 | 24/08/2019   |

**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.~~

This Statement of Information was prepared on:

22/11/2019 17:19



4   3   2

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,190,000 - \$1,290,000  
**Median House Price**  
September quarter 2019: \$1,270,000

## Comparable Properties



**28b Royalty Av HIGHETT 3190 (REI/VG)**

**Agent Comments**

4   3   1

**Price:** \$1,290,000  
**Method:** Sold Before Auction  
**Date:** 30/07/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 275 sqm approx



**17b Princess Av HIGHETT 3190 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 23/07/2019  
**Property Type:** Townhouse (Single)



**58a Rowans Rd HIGHETT 3190 (REI)**

**Agent Comments**

4   3   1

**Price:** \$1,250,500  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Property Type:** Townhouse (Res)