

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

4 Maralber Road, Highett Vic 3190

Indicative selling price

For the meaning of this price see 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 01/10/2019

to 31/12/2019

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	13 Seaton Rd HIGHETT 3190	\$1,590,000	07/12/2019
2	80 Spring Rd HAMPTON EAST 3188	\$1,446,000	05/03/2020
3	6 Herbert St HIGHETT 3190	\$1,360,000	08/04/2020

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:

17/04/2020 11:15



🛏 4 🛋 2 🚗 2

Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2019: \$1,280,000

Comparable Properties



13 Seaton Rd HIGHETT 3190 (REI/VG)

Agent Comments

🛏 4 🛋 2 🚗 1

Price: \$1,590,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 581 sqm approx



80 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

🛏 6 🛋 3 🚗 2

Price: \$1,446,000
Method: Sold Before Auction
Date: 05/03/2020
Property Type: House (Res)
Land Size: 591 sqm approx



6 Herbert St HIGHETT 3190 (REI)

Agent Comments

🛏 3 🛋 1 🚗 1

Price: \$1,360,000
Method: Private Sale
Date: 08/04/2020
Property Type: House
Land Size: 660 sqm approx