Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000	&	\$810,000

Median sale price

Median price	\$728,500	Pro	perty Type Ur	nit		Suburb	Highett
Period - From	01/10/2019	to	31/12/2019	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	25 Siede Ct CHELTENHAM 3192	\$781,000	08/02/2020
2	2/8 Tennyson St HIGHETT 3190	\$776,500	18/10/2019
3	42b Jean St CHELTENHAM 3192	\$770,000	20/03/2020

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.

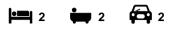
This Statement of Information was prepared on:	17/04/2020 12:22
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Date of sale







Rooms: 5

Property Type: Unit **Agent Comments**

Indicative Selling Price \$780,000 - \$810,000 **Median Unit Price** December quarter 2019: \$728,500

Comparable Properties



25 Siede Ct CHELTENHAM 3192 (REI/VG)

6 □ 1

Price: \$781.000 Method: Auction Sale Date: 08/02/2020

Property Type: Townhouse (Res)

Agent Comments



2/8 Tennyson St HIGHETT 3190 (VG)

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Agent Comments

Price: \$776.500 Method: Sale Date: 18/10/2019

Property Type: Flat/Unit/Apartment (Res)



42b Jean St CHELTENHAM 3192 (REI)

-2





Price: \$770,000

Method: Sold Before Auction

Date: 20/03/2020 Property Type: Unit **Agent Comments**

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