

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

3a Maher Street, Highett Vic 3190

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

Property Type Unit

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	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



 2  2  2

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)

Agent Comments

 2  1  1

Price: \$781,000
Method: Auction Sale
Date: 08/02/2020
Property Type: Townhouse (Res)



2/8 Tennyson St HIGHETT 3190 (VG)

Agent Comments

 2  -  -

Price: \$776,500
Method: Sale
Date: 18/10/2019
Property Type: Flat/Unit/Apartment (Res)



42b Jean St CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$770,000
Method: Sold Before Auction
Date: 20/03/2020
Property Type: Unit