

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

1/12 Turner Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,040,000

&

\$1,090,000

Median sale price

Median price \$1,250,000

Property Type Townhouse

Suburb Highett

Period - From 13/04/2021

to

12/04/2022

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	14a Dactyl Rd MOORABBIN 3189	\$1,080,000	20/12/2021
2	1/35 Fiddes St MOORABBIN 3189	\$1,070,000	02/04/2022
3	1/28 Sunray Av CHELTENHAM 3192	\$1,050,000	26/03/2022

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:

13/04/2022 15:42

1/12 Turner Road, Highett Vic 3190

Ryan Counihan

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3 2 2

Property Type: Townhouse

Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price

\$1,040,000 - \$1,090,000

Median Townhouse Price

13/04/2021 - 12/04/2022: \$1,250,000

Comparable Properties



14a Dactyl Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 3

Price: \$1,080,000

Method: Private Sale

Date: 20/12/2021

Property Type: Townhouse (Single)

Land Size: 424 sqm approx



1/35 Fiddes St MOORABBIN 3189 (REI)

Agent Comments

3 1 1

Price: \$1,070,000

Method: Auction Sale

Date: 02/04/2022

Property Type: Townhouse (Res)

Land Size: 230 sqm approx



1/28 Sunray Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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