

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

29 Marshall Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,598,000

Property Type House

Suburb Highett

Period - From 01/01/2021

to

31/03/2021

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	21 Tweed St HIGHETT 3190	\$1,200,000	27/03/2021
2	493 Bluff Rd HAMPTON 3188	\$1,230,000	27/03/2021
3	1 Wolseley St HIGHETT 3190	\$1,205,000	13/02/2021

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:

27/05/2021 15:54



3 2 2

Property Type: House

Agent Comments

Comparable Properties



21 Tweed St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



493 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



1 Wolseley St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,205,000

Method: Auction Sale

Date: 13/02/2021

Property Type: House (Res)

Land Size: 224 sqm approx