

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 Wilson Street, Highett Vic 3190

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,262,000

Property Type

House

Suburb

Highett

Period - From

01/04/2020

to

30/06/2020

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	36 Barnett St HAMPTON 3188	\$1,025,000	24/03/2020
2	1/4 Flowerdale Rd HAMPTON EAST 3188	\$1,020,000	30/05/2020
3	28 Besant St HAMPTON EAST 3188	\$1,020,000	15/02/2020

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:

15/08/2020 11:36

1 Wilson Street, Highett Vic 3190



Simone Chin

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Indicative Selling Price

\$1,050,000

Median House Price

June quarter 2020: \$1,262,000



3 1 1

Property Type: House

Land Size: 341 sqm approx

Agent Comments

Comparable Properties

36 Barnett St HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$1,025,000

Method: Sale

Date: 24/03/2020

Property Type: Development Site (Res)

Land Size: 323 sqm approx



1/4 Flowerdale Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,020,000

Method: Auction Sale

Date: 30/05/2020

Property Type: Unit

Land Size: 317 sqm approx



28 Besant St HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 -

Price: \$1,020,000

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 303 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.