



STATEMENT OF INFORMATION

27 February 2019

Property offered for sale

(Address, including suburb and postcode – delete this sentence)

1/13 Albert Street Highett VIC

Indicative selling price

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

(Delete single price or range as applicable, and delete this sentence)

Single price \$ **OR** Range between \$880,000 & \$950,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$587,000			Unit	Suburb	Highett
Period - From	1/2/18	to	31/1/19		Source	CoreLogic

Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 443 Highett Road Highett	\$925,000	17/9/18
2 1/4 Royal Terrace Highett	\$950,000	18/1/19
3 4a Dactyl Road Moorabbin	\$890,000	27/10/18

OR

B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.