

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	28 Turner Road, Highett Vic 3190
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$1,410,000	House	X	Unit		Suburb	Highett
Period - From	01/01/2018	to	31/03/2018	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	3 Hibberd St HIGHETT 3190	\$1,072,500	19/05/2018
2	72 Rowans Rd HIGHETT 3190	\$1,070,000	19/03/2018
3	180 Wickham Rd HIGHETT 3190	\$1,050,000	14/06/2018

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.



4 1 2

Rooms:
Property Type: House (Res)
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
March quarter 2018: \$1,410,000

Comparable Properties



3 Hibberd St HIGHETT 3190 (REI)

Agent Comments

3 1 3

Price: \$1,072,500
Method: Private Sale
Date: 19/05/2018
Rooms: -
Property Type: House
Land Size: 585 sqm approx



72 Rowans Rd HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,070,000
Method: Sale
Date: 19/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm approx



180 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

4 1 2

Price: \$1,050,000
Method: Sold Before Auction
Date: 14/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 594 sqm approx