

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

34 Lansell Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,450,000

&

\$1,490,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Highett

Period - From 01/07/2020

to

30/06/2021

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	25 Mary Av HIGHETT 3190	\$1,540,000	03/07/2021
2	202 Highett Rd HIGHETT 3190	\$1,450,000	03/07/2021
3	13 Henry St HIGHETT 3190	\$1,485,000	25/06/2021

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:

03/08/2021 16:26

34 Lansell Avenue, Highett Vic 3190

**Jellis
Craig**

Rebecca Beacall

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Indicative Selling Price

\$1,450,000 - \$1,490,000

Median House Price

Year ending June 2021: \$1,460,000



 3  1  2

Rooms: 5

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



25 Mary Av HIGHETT 3190 (REI)

Agent Comments

 3  1  1

Price: \$1,540,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 660 sqm approx



202 Highett Rd HIGHETT 3190 (REI)

Agent Comments

 4  2  2

Price: \$1,450,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)



13 Henry St HIGHETT 3190 (REI)

Agent Comments

 3  1  2

Price: \$1,485,000

Method: Private Sale

Date: 25/06/2021

Property Type: House

Account - Jellis Craig | P: 03 9194 1200