

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

7 Dalmont Street Highett 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$1,020,000

&

\$1,120,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,200,000

\*House

X

\*Unit

Suburb

HIGHETT

Period - From

1/11/2017

to

5/11/2018

Source

Realestate.com.au

### 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. 66 Rowans Road Highett 3190	\$1,000,000	13 <sup>th</sup> July 2018
2. 38 Highland Avenue Highett 3190	\$1,095,000	5 <sup>th</sup> June 2018
3. 3 Lawson Parade Highett 3190	\$1,175,000	12 <sup>th</sup> Sept 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.