

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 James Avenue, Highett Vic 3190

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Highett

Period - From

23/07/2019

to

22/07/2020

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	45 Lawson Pde HIGHETT 3190	\$1,264,000	20/06/2020
2	23 James Av HIGHETT 3190	\$1,260,000	16/07/2020
3	12 Marshall Av HIGHETT 3190	\$1,260,000	11/06/2020

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:

23/07/2020 15:17

1 James Avenue, Highett Vic 3190

**Jellis
Craig**

Kon Galitos

9593 4500

0414 902 680

kongalitos@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000

Median House Price

23/07/2019 - 22/07/2020: \$1,260,000



3 1 1

Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



45 Lawson Pde HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,264,000

Method: Auction Sale

Date: 20/06/2020

Property Type: House (Res)



23 James Av HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,260,000

Method: Sold Before Auction

Date: 16/07/2020

Property Type: House

Land Size: 638 sqm approx



12 Marshall Av HIGHETT 3190 (REI)

Agent Comments

3 1 3

Price: \$1,260,000

Method: Private Sale

Date: 11/06/2020

Property Type: House

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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.