

# 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

23 Clyde Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,455,000 Property Type House Suburb Highett

Period - From 01/10/2023 to 31/12/2023 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	30 Tweed St HIGHETT 3190	\$1,430,000	09/09/2023
2	7 James Av HIGHETT 3190	\$1,370,000	21/10/2023
3	13 Peterson St HIGHETT 3190	\$1,360,000	09/09/2023

**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:

30/01/2024 15:32



3   1   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2023: \$1,455,000

## Comparable Properties



**30 Tweed St HIGHETT 3190 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**7 James Av HIGHETT 3190 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 393 sqm approx



**13 Peterson St HIGHETT 3190 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 623 sqm approx

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