

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

18 DAWN STREET HIGHETT VIC 3190

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,453,500

Property type

House

Suburb

Highett

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

11 GOULBURN STREET CHELTENHAM VIC 3192	1100000	22-Jun-24
23 WEDD STREET CHELTENHAM VIC 3192	1170000	08-Oct-24
3 GAYBRE COURT CHELTENHAM VIC 3192	1150000	10-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 21 November 2024



11 GOULBURN STREET CHELTENHAM VIC 3192

4 1 -

Sold Price **1100000** Sold Date **22-Jun-24**

Distance **1.05km**



23 WEDD STREET CHELTENHAM VIC 3192

3 1 2

Sold Price ^{RS} **1170000** Sold Date **08-Oct-24**

Distance **1.49km**



3 GAYBRE COURT CHELTENHAM VIC 3192

3 1 2

Sold Price **1150000** Sold Date **10-Aug-24**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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