

# 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

4/51 Avoca 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,025,000

Property Type Townhouse

Suburb Highett

Period - From 02/05/2022

to

01/05/2023

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	3/16 Matthieson St HIGHETT 3190	\$1,080,000	28/02/2023
2	4B William St MOORABBIN 3189	\$1,100,000	24/02/2023
3	1/5 Panorama Av HIGHETT 3190	\$1,095,000	17/11/2022

**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:

02/05/2023 14:38



3   2   2

**Property Type:** Townhouse (Res)

**Land Size:** 185 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price**

02/05/2022 - 01/05/2023: \$1,025,000

## Comparable Properties

**3/16 Matthieson St HIGHETT 3190 (REI)**

Agent Comments

3   2   2

**Price:** \$1,080,000

**Method:**

**Date:** 28/02/2023

**Property Type:** Townhouse (Single)

**4B William St MOORABBIN 3189 (REI)**

Agent Comments

3   2   2

**Price:** \$1,100,000

**Method:**

**Date:** 24/02/2023

**Property Type:** House

**1/5 Panorama Av HIGHETT 3190 (REI)**

Agent Comments

2   1   2

**Price:** \$1,095,000

**Method:**

**Date:** 17/11/2022

**Property Type:** House

**Account** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400