

STATEMENT OF INFORMATION

3/15 TURNER ROAD, HIGHETT, VIC 3190

PREPARED BY ANDREW SOLOMON, MCGRATH SANDRINGHAM



McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/15 TURNER ROAD, HIGHETT, VIC 3190

2 1 1

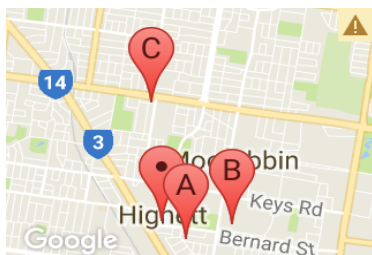
Indicative Selling Price

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

Price Range: \$670,000 to \$720,000

Provided by: Andrew Solomon, McGrath Sandringham

MEDIAN SALE PRICE



HIGHETT, VIC, 3190

Suburb Median Sale Price (Unit)

\$635,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/1 DAWN ST, HIGHETT, VIC 3190

2 1 1

Sale Price

***\$727,000**

Sale Date: 29/04/2017

Distance from Property: 413m



43 TINTERN MEWS, CHELTENHAM, VIC 3192

2 1 1

Sale Price

***\$695,000**

Sale Date: 26/04/2017

Distance from Property: 925m



15 BAKER ST, MOORABBIN, VIC 3189

2 1 1

Sale Price

***\$670,000**

Sale Date: 20/05/2017

Distance from Property: 1.7km



This report has been compiled on 07/08/2017 by McGrath Sandringham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

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

3/15 TURNER ROAD, HIGHETT, VIC 3190

Indicative selling price

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

Price Range:

\$670,000 to \$720,000

Median sale price

Median price

\$635,000

House

Unit

X

Suburb

HIGHETT

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
2/1 DAWN ST, HIGHETT, VIC 3190	*\$727,000	29/04/2017
43 TINTERN MEWS, CHELTENHAM, VIC 3192	*\$695,000	26/04/2017
15 BAKER ST, MOORABBIN, VIC 3189	*\$670,000	20/05/2017