

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

16A Nicol 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

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

*House

*Unit

X

Suburb

Highett

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

57 Duncan Street Sandringham VIC 3191

\$1,000,000

02-Apr-19

2/4 Henry Street Highett VIC 3190

\$981,000

18-Dec-18

154B Wickham Road Highett VIC 3190

\$980,000

12-Nov-18

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.~~

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57 Duncan Street Sandringham VIC 3191

Sold Price

^{RS}

\$1,000,000

Sold Date

02-Apr-19

 3

 2

 2

Distance

0.65km



2/4 Henry Street Highett VIC 3190

Sold Price

\$981,000

Sold Date

18-Dec-18

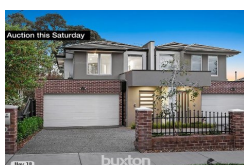
 3

 2

 2

Distance

1.44km



154B Wickham Road Highett VIC 3190

Sold Price

\$980,000

Sold Date

12-Nov-18

 3

 3

 2

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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