

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

13a Turner Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	58 Worthing Rd MOORABBIN 3189	\$1,305,000	16/12/2023
2	12 Tennyson St HIGHETT 3190	\$1,276,000	18/11/2023
3	9 William St MOORABBIN 3189	\$1,260,000	16/12/2023

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:

26/03/2024 09:21

13a Turner Road, Highett Vic 3190

Ami Russell
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4 2 2

Property Type: House
Land Size: 503 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2023: \$1,455,000

Comparable Properties



58 Worthing Rd MOORABBIN 3189 (REI/VG)

Agent Comments

4 1 2

Price: \$1,305,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 585 sqm approx



12 Tennyson St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,276,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 700 sqm approx



9 William St MOORABBIN 3189 (REI/VG)

Agent Comments

4 2 1

Price: \$1,260,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 538 sqm approx

Account - Jellis Craig



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