

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

20 VIEW 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,437,500

Property type

House

Suburb

Highett

Period-from

01 Jan 2024

to

31 Dec 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

12 CHAPEL ROAD MOORABBIN VIC 3189	1282500	16-Nov-24
5 MCFARLANE COURT HIGHETT VIC 3190	1205000	07-Dec-24
1 FLORIDA COURT MOORABBIN VIC 3189	1225000	25-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: 31 January 2025



12 CHAPEL ROAD MOORABBIN VIC 3189 Sold Price

^{RS} **1282500** ^{UN}

Sold Date **16-Nov-24**

3 1 1

Distance **0.71km**



5 MCFARLANE COURT HIGHETT VIC 3190 Sold Price

^{RS} **1205000**

Sold Date **07-Dec-24**

4 2 2

Distance **0.29km**



1 FLORIDA COURT MOORABBIN VIC 3189 Sold Price

1225000

Sold Date **25-Aug-24**

2 2 2

Distance **0.92km**

6 MOUNT VIEW ROAD HIGHETT VIC 3190 Sold Price

1275000

Sold Date **08-Nov-24**

2 1 -

Distance **0.75km**

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

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