

## 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

43a Matthieson 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 \$900,000

&amp;

\$990,000

**Median sale price**

Median price \$712,000

House

Unit

X

Suburb Highett

Period - From 01/10/2016

to

30/09/2017

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 1b Glyn Ct CHELTENHAM 3192	\$960,000	02/09/2017
2 8a Stevens St HIGHETT 3190	\$950,000	14/10/2017
3 7 Connors St HIGHETT 3190	\$900,000	14/10/2017

**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.



3 2 2

**Rooms:**

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

**1b Glyn Ct CHELTENHAM 3192 (REI)**

Agent Comments

3 1 2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 396 sqm approx



**8a Stevens St HIGHETT 3190 (REI)**

Agent Comments

3 2 2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 377 sqm approx



**7 Connors St HIGHETT 3190 (REI)**

Agent Comments

3 2 1

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)