

## 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
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#### 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	&	\$990,000
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#### 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.

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 3    2    2

**Rooms:**  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending September 2017: \$712,000

## 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)