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	26 Clyde Street, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,400,000	Hou	ıse X	Unit		Suburb	Highett
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

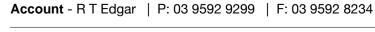
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	23b Cloyne St HIGHETT 3190	\$1,368,000	19/04/2017
2	9 Cloyne St HIGHETT 3190	\$1,165,000	10/06/2017
3	9b Dawn St HIGHETT 3190	\$1,152,000	05/06/2017

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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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** June guarter 2017: \$1,400,000

Comparable Properties



23b Cloyne St HIGHETT 3190 (REI/VG)





(2)

Price: \$1,368,000 Method: Private Sale Date: 19/04/2017

Rooms: 8

Property Type: Townhouse (Single) Land Size: 321 sqm approx

Agent Comments



9 Cloyne St HIGHETT 3190 (REI)

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Price: \$1,165,000 Method: Private Sale Date: 10/06/2017

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments



9b Dawn St HIGHETT 3190 (REI/VG)





Price: \$1,152,000 Method: Private Sale Date: 05/06/2017

Rooms: 8

Property Type: Townhouse (Single) Land Size: 295 sqm approx

Agent Comments

Account - R T Edgar | P: 03 9592 9299 | F: 03 9592 8234





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