

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

26 Clyde Street, Highett Vic 3190

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

House

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.

	Address 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.~~

26 Clyde Street, Highett Vic 3190



 3  2  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

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

Comparable Properties



23b Cloyne St HIGHETT 3190 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,368,000
Method: Private Sale
Date: 19/04/2017
Rooms: 8
Property Type: Townhouse (Single)
Land Size: 321 sqm approx



9 Cloyne St HIGHETT 3190 (REI)

Agent Comments

 4  2  2

Price: \$1,165,000
Method: Private Sale
Date: 10/06/2017
Rooms: 6
Property Type: Townhouse (Res)



9b Dawn St HIGHETT 3190 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,152,000
Method: Private Sale
Date: 05/06/2017
Rooms: 8
Property Type: Townhouse (Single)
Land Size: 295 sqm approx