

## 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

36 Turner Road, 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 \$1,000,000

&amp;

\$1,050,000

**Median sale price**

Median price \$1,025,000

House

X

Unit

Suburb Highett

Period - From 01/01/2019

to

31/03/2019

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	1189 Nepean Hwy HIGHETT 3190	\$1,000,000	28/06/2019
2	1 Rowans Rd HIGHETT 3190	\$990,000	29/05/2019
3	180 Highett Rd HIGHETT 3190	\$960,000	01/06/2019

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  1  1

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,000,000 - \$1,050,000  
**Median House Price**  
 March quarter 2019: \$1,025,000

## Comparable Properties



**1189 Nepean Hwy HIGHETT 3190 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 28/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx



**1 Rowans Rd HIGHETT 3190 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 29/05/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 991 sqm approx



**180 Highett Rd HIGHETT 3190 (REI/VG)**

**Agent Comments**

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**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 01/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx