

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	36 Turner Road, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,050,000
Range between	\$1,000,000	&	\$1,050,000

Median sale price

Median price	\$1,025,000	Hou	ise X	Unit		Suburb	Highett
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

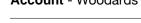
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.





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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)







Price: \$1,000,000 Method: Sale Date: 28/06/2019

Rooms: -

Property Type: House (Res) Land Size: 766 sqm approx

Agent Comments

Agent Comments



1 Rowans Rd HIGHETT 3190 (REI/VG)







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)









Price: \$960,000 Method: Private Sale Date: 01/06/2019

Rooms: -

Property Type: House (Res) Land Size: 585 sqm approx

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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