

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

9/1-5 Highett Grove, Highett Vic 3190

Indicative selling price

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

Range between

\$585,000

&

\$625,000

Median sale price

Median price

\$645,000

House

Unit

X

Suburb

Highett

Period - From

01/04/2018

to

30/06/2018

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	7/5-7 Hall St CHELTENHAM 3192	\$625,000	19/08/2018
2	2.02/35 Tennyson St HIGHETT 3190	\$615,000	22/06/2018
3	5/3 Jean St CHELTENHAM 3192	\$600,000	18/05/2018

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.



2 2 1

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Fabulous street front townhouse in boutique development strolling distance to Highett train, shopping village, cafes, lifestyle! Two bedrooms, upstairs living and north facing rear alfresco balcony and 2 bathrooms. Beautiful ceasarstone kitchen. Single garage.

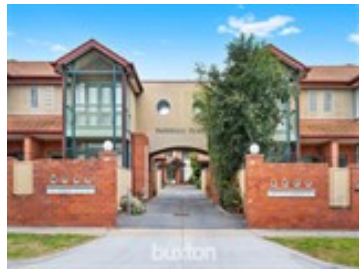
Indicative Selling Price

\$585,000 - \$625,000

Median Unit Price

June quarter 2018: \$645,000

Comparable Properties



7/5-7 Hall St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Sold Before Auction

Date: 19/08/2018

Rooms: -

Property Type: Unit



2.02/35 Tennyson St HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$615,000

Method: Sold Before Auction

Date: 22/06/2018

Rooms: -

Property Type: Apartment



5/3 Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 18/05/2018

Rooms: 3

Property Type: Townhouse (Single)