

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 24 Spring Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,300,500 House X Unit Suburb Highett

Period - From 01/01/2018 to 31/12/2018 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	5 Seaton Rd HIGHETT 3190	\$1,175,000	29/09/2018
2	7 Dalmont St HIGHETT 3190	\$1,170,000	08/12/2018
3	28 Marshall Av HIGHETT 3190	\$1,045,000	31/10/2018

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.



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 603 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending December 2018: \$1,300,500

Comparable Properties



5 Seaton Rd HIGHETT 3190 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,175,000
Method: Private Sale
Date: 29/09/2018
Rooms: -
Property Type: House

7 Dalmont St HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,170,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 605 sqm approx



28 Marshall Av HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,045,000
Method: Private Sale
Date: 31/10/2018
Rooms: -
Property Type: House
Land Size: 604 sqm approx