



3 1 1

Rooms: 5
Property Type: Land/House
Land Size: 615m2 sqm
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2017: \$1,295,000

Comparable Properties



18 Spring Rd HIGHETT 3190 (REI)

2 1 1

Price: \$1,310,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 3
Property Type: House (Res)
Land Size: 604 sqm

Agent Comments

Original brick period home on busier road but closer to Station.



1 Panorama Av HIGHETT 3190 (REI)

3 2 2

Price: \$1,305,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 588 sqm

Agent Comments

Comparable property although land smaller and closer to station.



18 Clyde St HIGHETT 3190 (REI)

3 2 1

Price: \$1,260,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 582 sqm

Agent Comments

Slightly smaller land and closer to station, otherwise similar.

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

6 Nicol Street, Highett Vic 3190

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,295,000

House

X

Suburb

Highett

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
18 Spring Rd HIGHETT 3190	\$1,310,000	25/03/2017
1 Panorama Av HIGHETT 3190	\$1,305,000	29/04/2017
18 Clyde St HIGHETT 3190	\$1,260,000	25/02/2017