

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

46 Railway Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Highett

Period - From 01/04/2023

to

30/06/2023

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	37 Widdop Cr HAMPTON EAST 3188	\$1,720,000	17/06/2023
2	45 Balmoral Av SANDRINGHAM 3191	\$1,710,000	27/05/2023
3	9 Royalty Av HIGHETT 3190	\$1,660,000	28/02/2023

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.~~

This Statement of Information was prepared on:

29/08/2023 13:44

46 Railway Parade, Highett Vic 3190

**Jellis
Craig**

Trent Collie

9593 4500

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Indicative Selling Price

\$1,600,000 - \$1,650,000

Median House Price

June quarter 2023: \$1,500,000



4 3 2

Property Type: House

Land Size: 558 sqm approx

Agent Comments

Comparable Properties



37 Widdop Cr HAMPTON EAST 3188 (VG)

Agent Comments

4 - -

Price: \$1,720,000

Method: Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 617 sqm approx



45 Balmoral Av SANDRINGHAM 3191 (REI/VG) Agent Comments

4 3 2

Price: \$1,710,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House

Land Size: 500 sqm approx



9 Royalty Av HIGHETT 3190 (REI/VG)

Agent Comments

4 2 3

Price: \$1,660,000

Method: Private Sale

Date: 28/02/2023

Property Type: House

Land Size: 585 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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