

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

8A Clonmult Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,075,000

&

\$1,125,000

Median sale price

Median price \$1,280,000

Property Type House

Suburb Highett

Period - From 01/10/2019

to 31/12/2019

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.

	Address of comparable property	Price	Date of sale
1	21a Dawn St HIGHETT 3190	\$1,225,000	19/12/2019
2	2 Summit Av HAMPTON EAST 3188	\$1,052,000	19/12/2019
3	2/1124 Nepean Hwy HIGHETT 3190	\$1,032,000	26/10/2019

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.~~

This Statement of Information was prepared on:

18/02/2020 13:04

8A Clonmult Avenue, Highett Vic 3190

**Jellis
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$1,075,000 - \$1,125,000

Median House Price

December quarter 2019: \$1,280,000



4 2 2

Property Type: House (Res)

Land Size: 329 sqm approx

Agent Comments

Warm and spacious 4 bedroom 2.5 bathroom residence in tranquil native gardens, enjoying a downstairs 4th bedroom/study, a rockery lightwell, sun filled lounge, generous living & dining with smart stone kitchen, gorgeous main bedroom (huge WIR & timeless ensuite) & a study nook & a tranquil paved patio in shady gardens. With abundant storage, this family surprise enjoys ducted heating, ceiling fans, air cond upstairs & an auto carport. Family friendly Bayside address, walk to trendy Highett Village, train, bus & lovely schools.

Comparable Properties



21a Dawn St HIGHETT 3190 (REI)

Agent Comments

4 3 1

Price: \$1,225,000

Method: Private Sale

Date: 19/12/2019

Property Type: Townhouse (Single)



2 Summit Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,052,000

Method: Sold Before Auction

Date: 19/12/2019

Property Type: Townhouse (Res)



2/1124 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,032,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 5

Property Type: Townhouse (Res)

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



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.