

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

1b The Crescent, Highett Vic 3190

Indicative selling price

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

Range between \$1,420,000

&

\$1,470,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Highett

Period - From 01/01/2022

to 31/03/2022

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	2B Mawby Rd BENTLEIGH EAST 3165	\$1,490,000	07/05/2022
2	8 Clonmult Av HIGHETT 3190	\$1,485,000	26/01/2022
3	3B Margaret St MOORABBIN 3189	\$1,470,000	07/04/2022

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:

16/06/2022 11:21

1b The Crescent, Highett Vic 3190

Jellis Craig

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,420,000 - \$1,470,000

Median House Price

March quarter 2022: \$1,525,000



4 3 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2B Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,490,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



8 Clonmult Av HIGHETT 3190 (REI/VG)

Agent Comments

4 2 1

Price: \$1,485,000

Method: Private Sale

Date: 26/01/2022

Property Type: Townhouse (Res)

Land Size: 342 sqm approx



3B Margaret St MOORABBIN 3189 (REI)

Agent Comments

4 2 1

Price: \$1,470,000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



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