

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

2A Maher Street, Highett Vic 3190

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,180,000 Property Type Townhouse Suburb Highett

Period - From 16/01/2023 to 15/01/2024 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 | 4/11 Alfred St HIGHETT 3190 | \$945,000 | 01/11/2023 |
| 2 | 32 Primrose Av CHELTENHAM 3192 | \$933,000 | 02/12/2023 |
| 3 | 1/11 Jellicoe St CHELTENHAM 3192 | \$872,000 | 28/10/2023 |

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:

16/01/2024 09:01

2A Maher Street, Highett Vic 3190



Property Type: Land
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median Townhouse Price
16/01/2023 - 15/01/2024: \$1,180,000

Comparable Properties



4/11 Alfred St HIGHETT 3190 (REI)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 01/11/2023
Property Type: Townhouse (Single)



32 Primrose Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$933,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)

1/11 Jellicoe St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$872,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)

Account - Jellis Craig



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