

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

1/19 View Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,592,500

Property Type House

Suburb Highett

Period - From 01/07/2021

to

30/09/2021

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	1/15 Jillian Av HIGHETT 3190	\$1,115,000	10/07/2021
2	2/13 Danson St HIGHETT 3190	\$1,105,000	29/10/2021
3	1/24 Stuart Av CHELTENHAM 3192	\$1,075,000	21/08/2021

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:

30/11/2021 18:18



3 1 1

Rooms: 8
Property Type: House (Res)
Land Size: 480 approx. sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2021: \$1,592,500

Comparable Properties



1/15 Jillian Av HIGHETT 3190 (REI/VG)

Agent Comments

3 1 1

Price: \$1,115,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)



2/13 Danson St HIGHETT 3190 (REI)

Agent Comments

3 1 1

Price: \$1,105,000
Method: Sold Before Auction
Date: 29/10/2021
Property Type: Townhouse (Res)



1/24 Stuart Av CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,075,000
Method: Auction Sale
Date: 21/08/2021
Property Type: Townhouse (Res)