

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

1/6 Edsall Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,150,000

&

\$1,220,000

Median sale price

Median price \$1,402,500

Property Type House

Suburb Highett

Period - From 01/01/2023

to

31/03/2023

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	3/1124 Nepean Hwy HIGHETT 3190	\$1,200,000	27/05/2023
2	2/35 Olympic Av CHELTENHAM 3192	\$1,180,000	10/06/2023
3	2/10 Enright St HIGHETT 3190	\$1,170,000	20/05/2023

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:

27/06/2023 16:16



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,220,000

Median House Price

March quarter 2023: \$1,402,500

Comparable Properties



3/1124 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)



2/35 Olympic Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 10/06/2023

Property Type: Unit

Land Size: 327 sqm approx



2/10 Enright St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,170,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)