

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

2/10 Hillcrest Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Highett

Period - From 01/01/2020

to

31/12/2020

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	17a Leith Cr HAMPTON EAST 3188	\$845,000	13/10/2020
2	2/134 Wickham Rd HAMPTON EAST 3188	\$790,000	19/12/2020
3	2/1 Evans Av HAMPTON EAST 3188	\$728,000	15/10/2020

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:

08/02/2021 15:07

2/10 Hillcrest Avenue, Highett Vic 3190

**Jellis
Craig**

Melina Scriva

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melinascriva@jellisrcraig.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending December 2020: \$795,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



17a Leith Cr HAMPTON EAST 3188 (VG)

Agent Comments

2 - -

Price: \$845,000

Method: Sale

Date: 13/10/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 334 sqm approx



2/134 Wickham Rd HAMPTON EAST 3188 (REI) Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Unit

Land Size: 246 sqm approx



2/1 Evans Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$728,000

Method: Sold Before Auction

Date: 15/10/2020

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



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.