

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

6/4 The Crescent, Highett Vic 3190

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$723,500

House

Unit

X

Suburb Highett

Period - From 01/01/2017

to

31/12/2017

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	5/6-8 The Crescent HIGHETT 3190	\$635,000	29/11/2017
2	3/27 Wilson St HIGHETT 3190	\$633,000	24/03/2018
3	7/88 Chapel Rd MOORABBIN 3189	\$605,000	17/03/2018

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.



 2  1  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2017: \$723,500

Comparable Properties

5/6-8 The Crescent HIGHETT 3190 (REI/VG)

Agent Comments

 3  -  -

Price: \$635,000

Method: Private Sale

Date: 29/11/2017

Rooms: -

Property Type: Unit



3/27 Wilson St HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$633,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit



7/88 Chapel Rd MOORABBIN 3189 (REI)

Agent Comments

 2  1  1

Price: \$605,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 3

Property Type: Unit