

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

109 Wickham Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$1,535,000

Property Type House

Suburb Highett

Period - From 01/07/2021

to

30/06/2022

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	17 Perry St MOORABBIN 3189	\$2,000,000	12/05/2022
2	44 Tibrockney St HIGHETT 3190	\$1,971,000	04/06/2022
3	10 Sandford St HIGHETT 3190	\$1,785,000	17/05/2022

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:

05/10/2022 16:05

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Rooms: 6
Property Type: House
Land Size: 1058 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,850,000 - \$2,035,000
Median House Price
Year ending June 2022: \$1,535,000

Comparable Properties



17 Perry St MOORABBIN 3189 (REI/VG)

[Agent Comments](#)



Price: \$2,000,000
Method: Sold Before Auction
Date: 12/05/2022
Property Type: House (Res)
Land Size: 820 sqm approx



44 Tibrockney St HIGHETT 3190 (REI)

[Agent Comments](#)



Price: \$1,971,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 940 sqm approx

10 Sandford St HIGHETT 3190 (VG)

[Agent Comments](#)



Price: \$1,785,000
Method: Sale
Date: 17/05/2022
Property Type: House (Res)
Land Size: 1012 sqm approx