



4 2.5 2

Rooms:
Property Type: Townhouse
(Single)
Land Size: 304 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2017: \$1,295,000

Escape to a tropical oasis of effortless living in this stunning 4 bed 2.5 bath contemporary residence, featuring a downstairs main bedroom, superb stone kitchen, north facing living & dining, covered alfresco in a lush garden & double auto garage

Comparable Properties



32a Fiddes St MOORABBIN 3189 (REI/VG)

Agent Comments

4 3 2

Price: \$1,151,500
Method: Private Sale
Date: 07/03/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 303 sqm approx

9a Dawn St HIGHETT 3190 (REI)

Agent Comments

4 3 1

Price: \$1,150,000
Method: Private Sale
Date: 10/05/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

6b Bruthen St MOORABBIN 3189 (REI)

Agent Comments

4 - -

Price: \$1,100,000
Method: Private Sale
Date: 06/04/2017
Rooms: -
Property Type: Townhouse (Res)

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

31 The Crescent, Highett Vic 3190

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,295,000

House

X

Suburb

Highett

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
32a Fiddes St MOORABBIN 3189	\$1,151,500	07/03/2017
9a Dawn St HIGHETT 3190	\$1,150,000	10/05/2017
6b Bruthen St MOORABBIN 3189	\$1,100,000	06/04/2017