hockingstuart

Sarah Gursansky 0467 533 309 sgursansky@hockingstuart.com.au





2.5 🛱 2

Rooms:

Property Type: Townhouse

(Single)

Land Size: 304 sqm approx

Agent Comments

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)

■ 4 = 3

Price: \$1,151,500 **Method:** Private Sale **Date:** 07/03/2017 **Rooms:** 6

Property Type: Townhouse (Res) **Land Size:** 303 sgm approx

Agent Comments

9a Dawn St HIGHETT 3190 (REI)

4 5 3 **6**

Price: \$1,150,000 **Method:** Private Sale **Date:** 10/05/2017

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 295 sqm approx

Agent Comments

6b Bruthen St MOORABBIN 3189 (REI)

🛏 4 **-** - 🛱 -

Price: \$1,100,000 **Method:** Private Sale **Date:** 06/04/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - hockingstuart | P: 03 9557 7733 | F: 03 9557 7533





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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	31 The Crescent, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
Range between	\$1,100,000	&	\$1,200,000

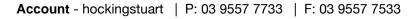
Median sale price

Median price	\$1,295,000	Н	ouse X	Subu	urb 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







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