

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

25 Rowans Road, Highett Vic 3190

Indicative selling price

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

Range between

\$900,000

&

\$970,000

Median sale price

Median price

\$1,275,000

House

X

Unit

Suburb

Highett

Period - From

01/07/2018

to

30/09/2018

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	180 Wickham Rd HIGHETT 3190	\$1,050,000	14/06/2018
2	54 Rowans Rd HIGHETT 3190	\$1,025,000	06/08/2018
3	66 Rowans Rd HIGHETT 3190	\$1,000,000	13/07/2018

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.

25 Rowans Road, Highett Vic 3190

Chisholm&Gamon

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Indicative Selling Price

\$900,000 - \$970,000

Median House Price

September quarter 2018: \$1,275,000



 4  2  2

Rooms:

Property Type: House

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



180 Wickham Rd HIGHETT 3190 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,050,000

Method: Sold Before Auction

Date: 14/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 594 sqm approx



54 Rowans Rd HIGHETT 3190 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,025,000

Method: Private Sale

Date: 06/08/2018

Rooms: 4

Property Type: House

Land Size: 585 sqm approx



66 Rowans Rd HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,000,000

Method: Private Sale

Date: 13/07/2018

Rooms: 4

Property Type: House

Land Size: 607 sqm approx