

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	3 Lawson Parade, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,140,000	&	\$1,250,000
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Median sale price

Median price	\$1,332,000	Hou	ise X	Unit		Suburb	Highett
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

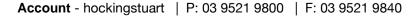
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	28 Nicol St HIGHETT 3190	\$1,300,000	04/06/2018
2	13 Cloyne St HIGHETT 3190	\$1,280,000	08/03/2018
3	21 Mary Av HIGHETT 3190	\$1,200,000	26/05/2018

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.







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hockingstuart





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 607 sqm approx

Agent Comments

Indicative Selling Price \$1,140,000 - \$1,250,000 **Median House Price** June guarter 2018: \$1,332,000

Comparable Properties



28 Nicol St HIGHETT 3190 (REI)

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Price: \$1,300,000 Method: Private Sale Date: 04/06/2018

Rooms: -

Property Type: House Land Size: 600 sqm approx Agent Comments

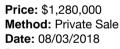


13 Cloyne St HIGHETT 3190 (REI/VG)





Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 643 sqm approx

21 Mary Av HIGHETT 3190 (REI)







Agent Comments

Price: \$1,200,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: House (Res) Land Size: 661 sqm approx

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