

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

3 Lawson Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,140,000 & \$1,250,000

Median sale price

Median price \$1,332,000 House 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.

	Address 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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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 quarter 2018: \$1,332,000

Comparable Properties



28 Nicol St HIGHETT 3190 (REI)

Agent Comments

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Price: \$1,300,000

Method: Private Sale

Date: 04/06/2018

Rooms: -

Property Type: House

Land Size: 600 sqm approx



13 Cloyne St HIGHETT 3190 (REI/VG)

Agent Comments

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Price: \$1,280,000

Method: Private Sale

Date: 08/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 643 sqm approx



21 Mary Av HIGHETT 3190 (REI)

Agent Comments

3 1 -

Price: \$1,200,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 661 sqm approx