

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

27d Tennyson Street, Highett Vic 3190

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,460,000 Property Type House Suburb Highett

Period - From 01/04/2022 to 30/06/2022 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	2/24 Davie Av CHELTENHAM 3192	\$1,072,000	13/08/2022
2	2/76 Turner Rd HIGHETT 3190	\$1,025,000	26/08/2022
3	3/6 Haines St CHELTENHAM 3192	\$1,020,000	30/07/2022

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.~~

This Statement of Information was prepared on:

28/09/2022 12:52



3 2 2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 407 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

June quarter 2022: \$1,460,000

Comparable Properties



2/24 Davie Av CHELTENHAM 3192 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,072,000

Method: Auction Sale

Date: 13/08/2022

Property Type: Townhouse (Res)



2/76 Turner Rd HIGHETT 3190 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,025,000

Method: Private Sale

Date: 26/08/2022

Property Type: Townhouse (Single)

Land Size: 173 sqm approx



3/6 Haines St CHELTENHAM 3192 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,020,000

Method: Auction Sale

Date: 30/07/2022

Property Type: Townhouse (Res)

Land Size: 214 sqm approx