

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

3/6 Maher Street, Highett Vic 3190

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$645,000

House

Unit

X

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	2/36 Herald St CHELTENHAM 3192	\$680,000	28/04/2018
2	22 Chaprowe Ct CHELTENHAM 3192	\$650,000	27/04/2018
3	1/42 Beaumaris Pde HIGHETT 3190	\$600,000	02/06/2018

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.

3/6 Maher Street, Highett Vic 3190

hockingstuart

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2018: \$645,000



3 1 1

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/36 Herald St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$680,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: Unit



22 Chaprowe Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 27/04/2018

Rooms: -

Property Type: Unit



1/42 Beaumaris Pde HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 3

Property Type: Unit