

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

1/13 Highbury Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between

\$960,000

&

\$1,050,000

Median sale price

Median price

\$892,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/04/2020

to

31/03/2021

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	11b Panorama Av HIGHETT 3190	\$1,020,000	17/03/2021
2	2/1 Peterson St HIGHETT 3190	\$967,000	30/01/2021
3			

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:

19/05/2021 09:36

1/13 Highbury Avenue, Hampton East Vic 3188

Jenny Dwyer

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Indicative Selling Price

\$960,000 - \$1,050,000

Median Unit Price

Year ending March 2021: \$892,000



2 1 2

Property Type: Townhouse (Res)

Land Size: 323 sqm approx

Agent Comments

Comparable Properties



11b Panorama Av HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$1,020,000

Method: Sold Before Auction

Date: 17/03/2021

Property Type: Townhouse (Res)

Land Size: 248 sqm approx



2/1 Peterson St HIGHETT 3190 (REI/VG)

Agent Comments

2 1 2

Price: \$967,000

Method: Auction Sale

Date: 30/01/2021

Property Type: Townhouse (Res)

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840