

Amanda Thomson 03 9589 3133 0418 266 326

Statement of Information

athomson@chisholmgamon.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered f | for sale |
|----------|-----------|----------|
|----------|-----------|----------|

| Address | 1/224 Highett Road, Highett Vic 3190 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$1,050,000 | & | \$1,150,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$1,400,000 | Hou | ıse X | Unit | | Suburb | Highett |
|---------------|-------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/10/2017 | to | 31/12/2017 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-----------------------------------|-------------|--------------|
| 1 | 9 Miller St HIGHETT 3190 | \$1,230,000 | 07/02/2018 |
| 2 | 1/62 Wickham Rd HAMPTON EAST 3188 | \$1,100,000 | 02/02/2018 |
| 3 | 1/222 Highett Rd HIGHETT 3190 | \$1,045,000 | 11/11/2017 |

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.





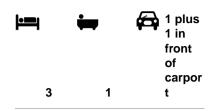
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Indicative Selling Price \$1.050.000 - \$1.150.000 **Median House Price** December guarter 2017: \$1,400,000



Rooms: 5

Property Type: House (Res) Land Size: 430 appx sqm approx

Agent Comments

Irresistible Charm with Modern Family Comfort. Elevated in a private oasis of established greenery, this captivating 3 bedroom treasure is full of warmth, character and family enjoyment, featuring a deep bullnose verandah, gorgeous lounge & dining, modern classic kitchen (Miele appliances).

Comparable Properties



9 Miller St HIGHETT 3190 (REI)

Price: \$1,230,000





Method: Private Sale Date: 07/02/2018 Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx Agent Comments

Agent Comments



1/62 Wickham Rd HAMPTON EAST 3188 (REI)

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Price: \$1,100,000

Method: Sold Before Auction

Date: 02/02/2018

Rooms: -

--- 3

Rooms: -

Property Type: Townhouse (Res) Land Size: 286 sqm approx







1/222 Highett Rd HIGHETT 3190 (REI/VG)

Price: \$1,045,000 Method: Auction Sale Date: 11/11/2017

Property Type: House (Res) Land Size: 353 sqm approx

Agent Comments



Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166





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