

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

1/224 Highett Road, Highett Vic 3190

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

House

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.

	Address 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.

1/224 Highett Road, Highett Vic 3190

Chisholm&Gamon

Amanda Thomson

03 9589 3133

0418 266 326

athomson@chisholmgamon.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2017: \$1,400,000



   1 plus
1 in
front
of
carpor
t

3 1

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)

Agent Comments

 3  1  2

Price: \$1,230,000

Method: Private Sale

Date: 07/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



1/62 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments

 3  2  4

Price: \$1,100,000

Method: Sold Before Auction

Date: 02/02/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 286 sqm approx



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

Agent Comments

 3  1  2

Price: \$1,045,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 353 sqm approx