

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

10 Miller Street, Highett Vic 3190

Indicative selling price

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

Range between

\$775,000

&

\$835,000

Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Highett

Period - From

01/04/2020

to

30/06/2020

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	1/2 Moira Av HIGHETT 3190	\$880,000	25/07/2020
2	1 Railway Pde HIGHETT 3190	\$781,200	20/06/2020
3	2/35 Henry St HIGHETT 3190	\$780,000	13/05/2020

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:

30/07/2020 09:59



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$775,000 - \$835,000

Median Unit Price

June quarter 2020: \$795,000

Comparable Properties



1/2 Moira Av HIGHETT 3190 (REI)

Agent Comments

2 1 2

Price: \$880,000

Method: Auction Sale

Date: 25/07/2020

Property Type: Townhouse (Res)



1 Railway Pde HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$781,200

Method: Sold Before Auction

Date: 20/06/2020

Property Type: Townhouse (Res)



2/35 Henry St HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$780,000

Method: Private Sale

Date: 13/05/2020

Property Type: Unit