



2 1 2

Rooms:

Property Type: House

Land Size: 580 sqm approx

Agent Comments

On 580 sqm approx with fabulous room to extend, this charming 2 bedroom + study timber home with north facing bungalow is a sweet start to get you into the Paris end of Highett. Alternatively rebuild or redevelop (STCA) footsteps to Peterson Reserve.

Comparable Properties



18 Clyde St HIGHETT 3190 (REI)

Agent Comments

3 2 1

Price: \$1,260,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 582 sqm approx



8 James Av HIGHETT 3190 (REI/VG)

Agent Comments

2 1 -

Price: \$1,300,000

Method: Private Sale

Date: 06/01/2017

Rooms: 3

Property Type: House

Land Size: 632 sqm approx



1 Panorama Av HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,305,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 588 sqm approx

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

46 Wilson Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,295,000

House

X

Suburb

Highett

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
18 Clyde St HIGHETT 3190	\$1,260,000	25/02/2017
8 James Av HIGHETT 3190	\$1,300,000	06/01/2017
1 Panorama Av HIGHETT 3190	\$1,305,000	29/04/2017