

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 Hillcrest Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$740,000

&

\$790,000

Median sale price

Median price \$793,000

Property Type Unit

Suburb Highett

Period - From 31/08/2021

to

30/08/2022

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	1/397 Highett Rd HIGHETT 3190	\$780,000	22/04/2022
2	3/23 Turner Rd HIGHETT 3190	\$771,000	13/08/2022
3	3/35 Perry St MOORABBIN 3189	\$760,000	21/04/2022

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:

31/08/2022 17:21

1 Hillcrest Avenue, Highett Vic 3190

Ben Quigley
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0411 878 636
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2 1 1

Property Type: Unit
Land Size: 199 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median Unit Price
31/08/2021 - 30/08/2022: \$793,000

Comparable Properties



1/397 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

2 1 2

Price: \$780,000
Method: Private Sale
Date: 22/04/2022
Property Type: Unit



3/23 Turner Rd HIGHETT 3190 (REI)

Agent Comments

2 1 2

Price: \$771,000
Method: Auction Sale
Date: 13/08/2022
Property Type: Villa



3/35 Perry St MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 1

Price: \$760,000
Method: Sold Before Auction
Date: 21/04/2022
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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