## 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

18 Clements Street, Highett Vic 3190

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |                     |            |        |                |  |  |  |  |
|--|---------------|---------------------|------------|--------|----------------|--|--|--|--|
| Single price   | e \$1,425,000 |                     |            |        |                |  |  |  |  |
| Median sale price  |               |                     |            |        |                |  |  |  |  |
| Median price   | \$1,435,000   | Property Type House |            |        | Suburb Highett |  |  |  |  |
| Period - From  | 01/04/2024    | to                  | 31/03/2025 | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 12 Noyes St HIGHETT 3190     | \$1,375,000 | 16/11/2024   |
| 2   |                              |             |              |
| 3   |                              |             |              |

#### OR

**B**<sup>\*</sup> 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:

07/05/2025 10:30







**Property Type:** Agent Comments Indicative Selling Price \$1,425,000 Median House Price Year ending March 2025: \$1,435,000

# **Comparable Properties**



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.

#### Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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