

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

8/1-5 Highett Grove, Highett Vic 3190

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price \$716,000 House Unit X Suburb Highett

Period - From 01/07/2016 to 30/06/2017 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	1/1-5 Highett Gr HIGHETT 3190	\$674,000	01/04/2017
2	5/382 Bluff Rd SANDRINGHAM 3191	\$630,000	03/07/2017
3	7/27 Barker St CHELTENHAM 3192	\$600,000	08/03/2017

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.

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Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
Year ending June 2017: \$716,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



1/1-5 Highett Gr HIGHETT 3190 (REI)

Agent Comments



Price: \$674,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 4
Property Type: Townhouse (Res)



5/382 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 03/07/2017
Rooms: 4
Property Type: Townhouse (Single)



7/27 Barker St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 08/03/2017
Rooms: 4
Property Type: Townhouse (Single)