

STATEMENT OF INFORMATION

1A ASTER CRESCENT, HIGHETT, VIC 3190

PREPARED BY MAITLAND GROUP, 116-118 CHARMAN RD MENTONE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



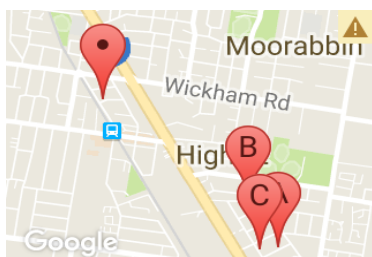
1A ASTER CRESCENT, HIGHETT, VIC 3190 3 3 2

Indicative Selling Price

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

Price Range: **\$950,000 to \$1,045,000**

MEDIAN SALE PRICE



HIGHETT, VIC, 3190

Suburb Median Sale Price (House)

\$1,286,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



9 EDSALL ST, HIGHETT, VIC 3190

3 2 2

Sale Price

***\$980,000**

Sale Date: 11/11/2017

Distance from Property: 1.6km



8 STEVENS ST, HIGHETT, VIC 3190

3 2 2

Sale Price

***\$950,000**

Sale Date: 14/10/2017

Distance from Property: 1.2km



43 MATTHIESON ST, HIGHETT, VIC 3190

3 2 2

Sale Price

Price Withheld

Sale Date: 18/11/2017

Distance from Property: 1.5km



This report has been compiled on 16/01/2018 by Maitland Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1A ASTER CRESCENT, HIGHETT, VIC 3190

Indicative selling price

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

Price Range: \$950,000 to \$1,045,000

Median sale price

Median price \$1,286,000

House

Unit

Suburb

HIGHETT

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
9 EDSALL ST, HIGHETT, VIC 3190	*\$980,000	11/11/2017
8 STEVENS ST, HIGHETT, VIC 3190	*\$950,000	14/10/2017
43 MATTHIESON ST, HIGHETT, VIC 3190	Price Withheld	18/11/2017