

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

3b Barnet Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,598,000 Property Type House Suburb Highett

Period - From 01/01/2021 to 31/03/2021 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	2/10 Park Av SANDRINGHAM 3191	\$1,660,000	08/05/2021
2	40A Highland Av HIGHETT 3190	\$1,624,000	13/04/2021
3	34b Holloway Rd SANDRINGHAM 3191	\$1,622,500	07/01/2021

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:

29/05/2021 12:22

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Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
March quarter 2021: \$1,598,000

Comparable Properties



2/10 Park Av SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,660,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Res)



40A Highland Av HIGHETT 3190 (REI)

Agent Comments



Price: \$1,624,000
Method: Private Sale
Date: 13/04/2021
Property Type: Townhouse (Single)



34b Holloway Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,622,500
Method: Private Sale
Date: 07/01/2021
Property Type: Townhouse (Single)