

# 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

12a Miller Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### 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	44 Wickham Rd HAMPTON EAST 3188	\$1,391,000	03/07/2021
2	202 Highett Rd HIGHETT 3190	\$1,450,000	03/07/2021
3	1/13 Highbury Av HAMPTON EAST 3188	\$1,352,500	23/06/2021

**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: 12/07/2021 19:43



3   2   3

**Rooms:** 6  
**Property Type:**  
**Land Size:** 441 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
March quarter 2021: \$1,598,000

## Comparable Properties



**44 Wickham Rd HAMPTON EAST 3188 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,391,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** House (Res)



**202 Highett Rd HIGHETT 3190 (REI)**   **Agent Comments**

4   2   2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** House (Res)



**1/13 Highbury Av HAMPTON EAST 3188 (REI)**   **Agent Comments**

2   1   2

**Price:** \$1,352,500  
**Method:** Sold Before Auction  
**Date:** 23/06/2021  
**Property Type:** House (Res)