

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

58a Rowans Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$835,000

House

Unit

X

Suburb

Highett

Period - From 01/04/2019

to 30/06/2019

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	9b Tibrockney St HIGHETT 3190	\$1,170,000	28/04/2019
2	57b Matilda Rd MOORABBIN 3189	\$1,100,000	18/05/2019
3	8 Clonmult Av HIGHETT 3190	\$1,060,000	01/06/2019

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.

**Rooms:****Property Type:** Townhouse

Agent Comments

Impressive 4 bedroom + study 3.5 bathroom masterpiece raising the bar in Highett, showcasing 2 gorgeous bedroom suites, 2 superb living zones, seamless stone kitchen (WI pantry), a stylish deck in landscaped gardens, auto garage & 2 car spaces, all behind an auto gate. Peaceful inside, near Highett Village, train, parks, Waves, Southland & Southmoor PS.

Comparable Properties

**9b Tibrockney St HIGHETT 3190 (REI/VG)**

Agent Comments

**Price:** \$1,170,000**Method:** Private Sale**Date:** 28/04/2019**Rooms:** -**Property Type:** Townhouse (Single)**Land Size:** 326 sqm approx**57b Matilda Rd MOORABBIN 3189 (REI)**

Agent Comments

**Price:** \$1,100,000**Method:** Auction Sale**Date:** 18/05/2019**Rooms:** -**Property Type:** Townhouse (Res)**8 Clonmult Av HIGHETT 3190 (REI)**

Agent Comments

**Price:** \$1,060,000**Method:** Auction Sale**Date:** 01/06/2019**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 343 sqm approx