

# 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

12 Gilarth 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,049,000 Property Type House Suburb Highett

Period - From 11/11/2018 to 10/11/2019 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	1 The Crescent HIGHETT 3190	\$1,017,000	26/10/2019
2	32 Hillston Rd MOORABBIN 3189	\$966,000	26/10/2019
3	180 Highett Rd HIGHETT 3190	\$960,000	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.~~

This Statement of Information was prepared on:

11/11/2019 11:24



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
11/11/2018 - 10/11/2019: \$1,049,000

## Comparable Properties

### 1 The Crescent HIGHETT 3190 (REI)

Agent Comments



**Price:** \$1,017,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House  
**Land Size:** 639 sqm approx



### 32 Hillston Rd MOORABBIN 3189 (REI)

Agent Comments



**Price:** \$966,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House



### 180 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 01/06/2019  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx