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	

Indicative selling price

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

Range between	\$950,000	&	\$1,045,000

Median sale price

Median price	\$1,049,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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



Property Type: Agent Comments

Comparable Properties

1 The Crescent HIGHETT 3190 (REI)

-3

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)





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



Price: \$960,000 Method: Private Sale Date: 01/06/2019

Property Type: House (Res) Land Size: 585 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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