

# 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

23A Marshall Avenue, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,270,000 Property Type House Suburb Highett

Period - From 01/07/2019 to 30/09/2019 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	9 Oaklands Ct HIGHETT 3190	\$1,517,000	23/11/2019
2	4a James Av HIGHETT 3190	\$1,420,000	09/11/2019
3	35b Lonsdale Av HAMPTON EAST 3188	\$1,250,000	05/09/2019

**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:

26/11/2019 16:01

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

September quarter 2019: \$1,270,000



4 3 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



9 Oaklands Ct HIGHETT 3190 (REI)

Agent Comments

3 2 2

**Price:** \$1,517,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Townhouse (Res)



4a James Av HIGHETT 3190 (REI)

Agent Comments

4 3 2

**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 09/11/2019

**Property Type:** Townhouse (Single)

**Land Size:** 346 sqm approx



35b Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 05/09/2019

**Property Type:** Townhouse (Single)

**Land Size:** 270 sqm approx