

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 34 Beaumaris Parade, Highett, VIC 3190

Indicative selling price

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

Single price or range between \$890,000 & \$940,000

Median sale price

Median price \$1,167,000 Property type House Suburb HIGHETT

Period - From 27/09/2019 to 27/03/2020 Source CoreLogic

Comparable property sales

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 14 Alfred Street Highett	\$996,000	16/03/2020
2 15a Leith Crescent Hampton East	\$965,000	29/02/2020
3 7 Ceramics Lane Highett	\$930,000	20/12/2019

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: 27/03/2020