

# 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

10/1-5 Highett Grove, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$695,000

### Median sale price

Median price \$980,000

Property Type Unit

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	12 Tintern Mews CHELTENHAM 3192	\$725,000	16/09/2019
2	7/1-5 Highett Gr HIGHETT 3190	\$652,000	16/11/2019
3			

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:

19/11/2019 12:40

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**Indicative Selling Price**  
\$695,000

**Median Unit Price**  
September quarter 2019: \$980,000



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**12 Tintern Mews CHELTENHAM 3192 (REI/VG)**



Agent Comments

This home has 3 bedroom. Highett Grove potentially has a third bedroom which at the moment is used for a living area.

**Price:** \$725,000

**Method:** Private Sale

**Date:** 16/09/2019

**Property Type:** Townhouse (Single)

**7/1-5 Highett Gr HIGHETT 3190 (REI)**



Agent Comments

This home is at the rear of the same block as number 10. Position of number 7 on the block is inferior to number 10

**Price:** \$652,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 126 sqm approx

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.