## 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

2c Royalty Avenue, Highett Vic 3190

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |         |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betweer   | \$1,400,000       |      | &            |      | \$1,500,000 |      |        |         |
| Median sale p   | rice              |      |              |      |             |      |        |         |
| Median price    | \$1,650,000       | Pro  | operty Type  | Hou  | ise         |      | Suburb | Highett |
| Period - From   | 01/04/2021        | to   | 30/06/2021   |      | So          | urce | 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.

| Ad | dress of comparable property | Price       | Date of sale |
|----|------------------------------|-------------|--------------|
| 1  | 21 Henry St HIGHETT 3190     | \$1,510,000 | 22/05/2021   |
| 2  | 34A Henry St HIGHETT 3190    | \$1,500,000 | 16/07/2021   |
| 3  | 2b Royalty Av HIGHETT 3190   | \$1,416,100 | 18/06/2021   |

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:

15/09/2021 11:34









Rooms: 6 Property Type: Townhouse Agent Comments Angus Graham 9598 1111 0401 505 259 agraham@hodges.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price June quarter 2021: \$1,650,000

# **Comparable Properties**



21 Henry St HIGHETT 3190 (REI/VG)



Price: \$1,510,000 Method: Auction Sale Date: 22/05/2021 Property Type: House (Res) Land Size: 352 sqm approx

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Agent Comments



Price: \$1,500,000 Method: Sold Before Auction Date: 16/07/2021 Property Type: Townhouse (Res)

34A Henry St HIGHETT 3190 (REI/VG)

**à** 1



2b Royalty Av HIGHETT 3190 (REI/VG)



Price: \$1,416,100 Method: Sold Before Auction Date: 18/06/2021 Property Type: Townhouse (Res) Land Size: 243 sqm approx Agent Comments

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



propertydata com.au

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