

# 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

1/10 Spring Road, 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 \$900,000 & \$980,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Highett

Period - From 01/10/2022 to 30/09/2023 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	28a Besant St HAMPTON EAST 3188	\$1,075,000	12/09/2023
2	50 Nicol St HIGHETT 3190	\$1,010,000	29/07/2023
3	1/43 Bulli St MOORABBIN 3189	\$907,500	12/08/2023

**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:

19/10/2023 09:46



 3  
  2  
  2

**Property Type:**  
 Flat/Unit/Apartment (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$980,000  
**Median House Price**  
 Year ending September 2023: \$1,400,000

## Comparable Properties



**28a Besant St HAMPTON EAST 3188 (REI)**

Agent Comments

 3  
  1  
  2

**Price:** \$1,075,000  
**Method:** Sold Before Auction  
**Date:** 12/09/2023  
**Property Type:** House (Res)  
**Land Size:** 341 sqm approx



**50 Nicol St HIGHETT 3190 (VG)**

Agent Comments

 3  
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**Price:** \$1,010,000  
**Method:** Sale  
**Date:** 29/07/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**1/43 Bulli St MOORABBIN 3189 (REI)**

Agent Comments

 3  
  1  
  2

**Price:** \$907,500  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)

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