# 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 June Street, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,450,000		&		\$2,590,000			
Median sale pr	ice							
Median price	\$1,455,000	Pro	operty Type	Hou	ise		Suburb	Highett
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	14 Charming St HAMPTON EAST 3188	\$3,100,000	05/11/2023
2	18 Charming St HAMPTON EAST 3188	\$3,035,000	05/11/2023
3	12 Miller St SANDRINGHAM 3191	\$2,575,000	17/02/2024

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:

20/02/2024 19:00









**Property Type:** House (Res) **Land Size:** 699 sqm approx Agent Comments Indicative Selling Price \$2,450,000 - \$2,590,000 Median House Price December quarter 2023: \$1,455,000

# **Comparable Properties**





12 Miller St SANDRINGHAM 3191 (REI)



Agent Comments

Price: \$2,575,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res)

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



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