

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

11 Clements Street, Highett Vic 3190

Indicative selling price

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

Range between

\$1,790,000

&

\$1,890,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Highett

Period - From

23/10/2022

to

22/10/2023

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	7 Holloway Rd SANDRINGHAM 3191	\$1,850,000	07/06/2023
2	27 Royalty Av HIGHETT 3190	\$1,775,000	14/09/2023
3	8 Panorama Av HIGHETT 3190	\$1,740,000	20/05/2023

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:

23/10/2023 10:22

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4 2 2

Property Type: House (Res)

Land Size: 610 sqm approx

Agent Comments

Indicative Selling Price
\$1,790,000 - \$1,890,000
Median House Price
23/10/2022 - 22/10/2023: \$1,400,000

Comparable Properties



7 Holloway Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

Land Size: 504 sqm approx



27 Royalty Av HIGHETT 3190 (REI/VG) Agent Comments

4 2 3

Price: \$1,775,000

Method: Private Sale

Date: 14/09/2023

Property Type: House

Land Size: 590 sqm approx



8 Panorama Av HIGHETT 3190 (REI/VG) Agent Comments

4 2 2

Price: \$1,740,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 587 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840