

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

13B Barnet Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Highett

Period - From 01/10/2023 to 31/12/2023 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	1A Poole Av HAMPTON 3188	\$1,999,900	31/10/2023
2	9b Barnet St HIGHETT 3190	\$1,950,000	16/02/2024
3	47b Lawson Pde HIGHETT 3190	\$1,930,000	14/11/2023

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:

09/04/2024 09:52



4+ 3.5 2+

Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
December quarter 2023: \$1,455,000

Comparable Properties



1A Poole Av HAMPTON 3188 (VG)

Agent Comments

3 - -

Price: \$1,999,900
Method: Sale
Date: 31/10/2023
Property Type: Strata Unit/Townhouse -
Conjoined



9b Barnet St HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$1,950,000
Method: Private Sale
Date: 16/02/2024
Property Type: Townhouse (Single)

47b Lawson Pde HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,930,000
Method: Sale
Date: 14/11/2023
Property Type: Strata Unit/Townhouse -
Conjoined

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