

# 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

14 Aster Crescent, 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 \$1,300,000 & \$1,390,000

### 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	40b Jack Rd CHELTENHAM 3192	\$1,422,500	09/12/2023
2	2/30 Flowerdale Rd HAMPTON EAST 3188	\$1,360,000	22/09/2023
3	1/4 Henry St HIGHETT 3190	\$1,340,000	02/12/2023

**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:

22/01/2024 12:49



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**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 276 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,390,000  
**Median House Price**  
 December quarter 2023: \$1,455,000

## Comparable Properties



**40b Jack Rd CHELTENHAM 3192 (REI)**

Agent Comments

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**Price:** \$1,422,500  
**Method:** Private Sale  
**Date:** 09/12/2023  
**Property Type:** Townhouse (Res)



**2/30 Flowerdale Rd HAMPTON EAST 3188 (REI)**

Agent Comments

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**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** Townhouse (Single)



**1/4 Henry St HIGHETT 3190 (REI)**

Agent Comments

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**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 260 sqm approx

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