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										
Range betweer	\$1,300,000		&		\$1,390,000					
Median sale p	rice									
Median price	\$1,455,000	Pro	operty Type	Ηοι	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	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



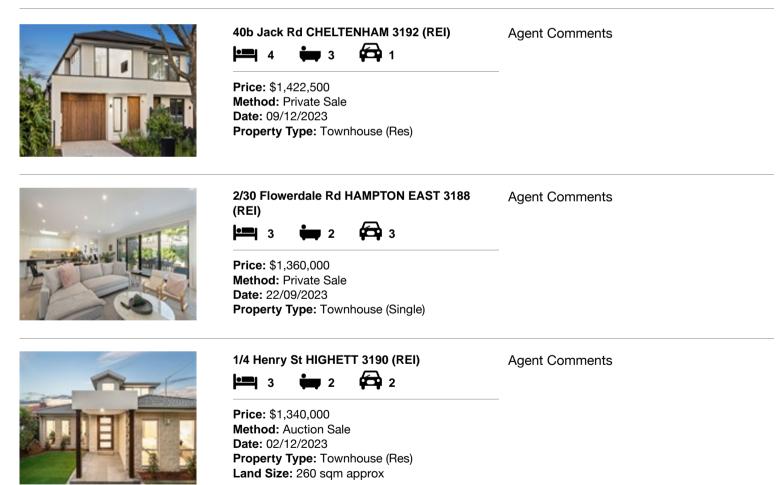






Rooms: 7 Property Type: Townhouse (Res) Land Size: 276 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,390,000 Median House Price December quarter 2023: \$1,455,000

Comparable Properties



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



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