## 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 Lawson Parade, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing			
Range betweer	\$1,850,000		&		\$1,950,000				
Median sale p	rice								
Median price	\$1,450,000	Pro	operty Type	Hou	se		Suburb	Highett	
Period - From	16/04/2023	to	15/04/2024		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	11 Clements St HIGHETT 3190	\$2,055,000	18/11/2023
2	117 Spring Rd HAMPTON EAST 3188	\$2,050,000	20/03/2024
3	7 Gilarth St HIGHETT 3190	\$1,970,000	23/02/2024

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.

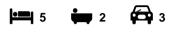
This Statement of Information was prepared on:

16/04/2024 17:11





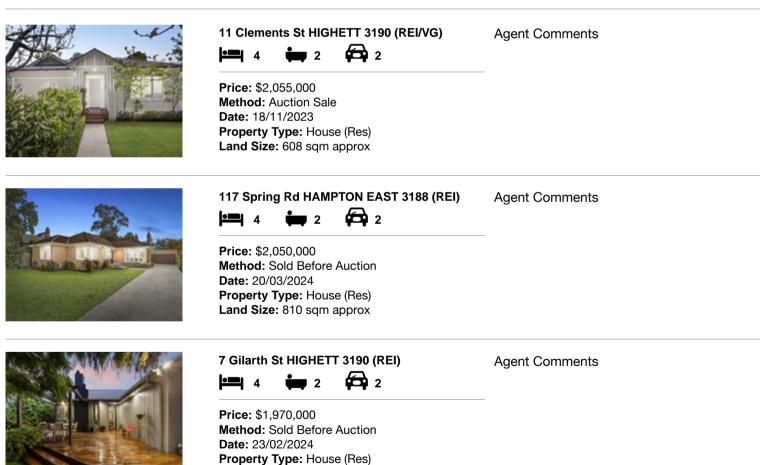




Rooms: 8 Property Type: House (Res) Land Size: 810 sqm approx Agent Comments Ryan Castles 03 9521 9800 0499 003 879 ryan.castles@belleproperty.com

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price 16/04/2023 - 15/04/2024: \$1,450,000

# **Comparable Properties**



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

Land Size: 641 sqm approx



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