

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Highett

Period - From 16/04/2023 to 15/04/2024 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	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

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**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

16/04/2023 - 15/04/2024: \$1,450,000



5 2 3

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 810 sqm approx

Agent Comments

## Comparable Properties



11 Clements St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

**Price:** \$2,055,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 608 sqm approx



117 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

4 2 2

**Price:** \$2,050,000

**Method:** Sold Before Auction

**Date:** 20/03/2024

**Property Type:** House (Res)

**Land Size:** 810 sqm approx



7 Gilarth St HIGHETT 3190 (REI)

Agent Comments

4 2 2

**Price:** \$1,970,000

**Method:** Sold Before Auction

**Date:** 23/02/2024

**Property Type:** House (Res)

**Land Size:** 641 sqm approx

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