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

144 Wickham Road, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,300,000		&		\$1,400,000				
Median sale price									
Median price	\$1,400,000	Pro	operty Type	Hou	ISE		Suburb	Highett	
Period - From	01/10/2022	to	30/09/2023		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	1019 Nepean Hwy MOORABBIN 3189	\$1,370,000	09/09/2023
2	13 Peterson St HIGHETT 3190	\$1,360,000	09/09/2023
3	52 Rowans Rd HIGHETT 3190	\$1,300,100	16/09/2023

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:

30/10/2023 15:03









Property Type: House (Previously Occupied - Detached) Land Size: 655 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending September 2023: \$1,400,000

Comparable Properties

1019 Nepean Hwy MOORABBIN 3189 (REI) 1019 Nepean Hwy MOORABBIN 3189 (Agent Comments
13 Peterson St HIGHETT 3190 (REI) 13 Peterson St HIGHETT 3190 (REI) 13 Peterson St HIGHETT 3190 (REI) 14 Price: \$1,360,000 Price: \$1,360,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 623 sqm approx	Agent Comments
52 Rowans Rd HIGHETT 3190 (REI) 4 1 4 4 4 Price: \$1,300,100 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 586.88 sqm approx	Agent Comments

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

propertydata



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