

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 16 Monamie Avenue, Highett, VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,447,500 Property type House Suburb HIGHETT
Period - From 27/05/2023 to 26/05/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 23 Clyde Street Highett Vic 3190	\$1,400,000	2024-02-28
2 30 Beaumaris Parade Highett Vic 3190	\$1,455,000	2024-05-18
3 35 Highbury Avenue Hampton East Vic 3188	\$1,500,000	2024-04-17

This Statement of Information was prepared on: 27/05/2024

