

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

18 Major Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,790,000

&

\$1,890,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Highett

Period - From 01/04/2023

to 30/06/2023

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	4 Panorama Av HIGHETT 3190	\$2,105,000	22/03/2023
2	51 Wilson St HIGHETT 3190	\$2,080,000	31/05/2023
3	37 Kendall St HAMPTON 3188	\$2,030,000	06/05/2023

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:

15/08/2023 11:40



3
 1
 0

Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,790,000 - \$1,890,000
Median House Price
 June quarter 2023: \$1,500,000

Comparable Properties



4 Panorama Av HIGHETT 3190 (REI)

Agent Comments

4
 2
 2

Price: \$2,105,000
Method: Auction Sale
Date: 22/03/2023
Property Type: House (Res)



51 Wilson St HIGHETT 3190 (REI)

Agent Comments

5
 2
 2

Price: \$2,080,000
Method: Private Sale
Date: 31/05/2023
Property Type: House



37 Kendall St HAMPTON 3188 (REI)

Agent Comments

4
 3
 2

Price: \$2,030,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)

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