## 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

18a June Street, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,097,500	Pro	operty Type	Том	nhouse		Suburb	Highett
Period - From	18/07/2022	to	17/07/2023		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	1/9 Sandford St HIGHETT 3190	\$1,230,000	09/02/2023
2	1/13 Donald St HIGHETT 3190	\$1,210,000	25/05/2023
3	29a George St HIGHETT 3190	\$1,210,000	17/02/2023

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:

18/07/2023 18:26





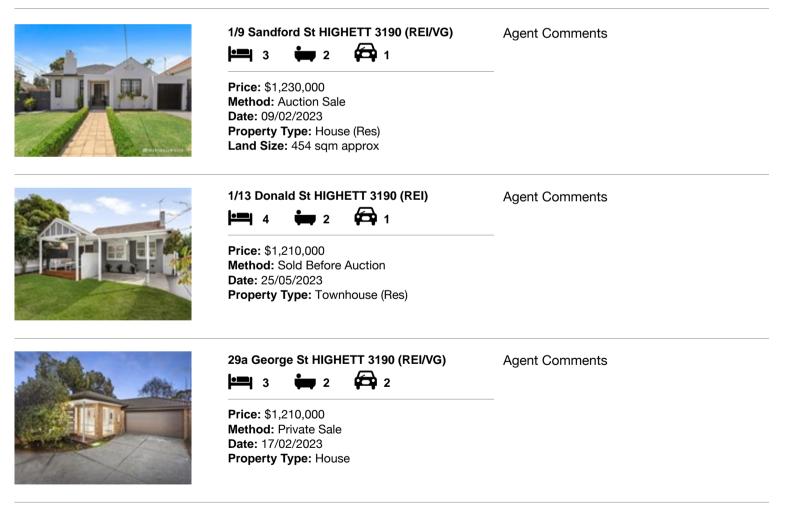




Rooms: 6 Property Type: Townhouse (Res) Land Size: 320 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,200,000 Median Townhouse Price 18/07/2022 - 17/07/2023: \$1,097,500

Stand out with large three-bedroom, two-bathroom accommodation, a northerly orientation, and a prime Highett location. Designed to maximise a much-coveted northerly aspect on a perfect-sized private block, this standalone single-level home lights up with a gracious plantation-shuttered formal zone, a sun-bathed casual or dining area... and wide bi-folds opening northwards to a vast sail-shaded, bench-seated deck in a serene Bali-inspired tropical landscape.

# **Comparable Properties**



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

propertyd



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.