

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,097,500 Property Type Townhouse Suburb Highett

Period - From 18/07/2022 to 17/07/2023 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	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



 3
  2
  2

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



1/9 Sandford St HIGHETT 3190 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,230,000
Method: Auction Sale
Date: 09/02/2023
Property Type: House (Res)
Land Size: 454 sqm approx



1/13 Donald St HIGHETT 3190 (REI)

Agent Comments

 4
  2
  1

Price: \$1,210,000
Method: Sold Before Auction
Date: 25/05/2023
Property Type: Townhouse (Res)



29a George St HIGHETT 3190 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,210,000
Method: Private Sale
Date: 17/02/2023
Property Type: House

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