

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

10A Connors Street, Highett Vic 3190

Indicative selling price

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

Range between \$995,000 & \$1,080,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Highett

Period - From 28/02/2023 to 27/02/2024 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	9A Tennyson St HIGHETT 3190	\$1,155,000	05/12/2023
2	2/50 Matthieson St HIGHETT 3190	\$1,050,000	10/02/2024
3			

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:

28/02/2024 13:34



Property Type:
Agent Comments

Indicative Selling Price
\$995,000 - \$1,080,000

Median House Price
28/02/2023 - 27/02/2024: \$1,430,000

Comparable Properties

9A Tennyson St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,155,000
Method:
Date: 05/12/2023
Property Type: House



2/50 Matthieson St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)

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.