## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$995,000		&		\$1,080,000			
Median sale p	rice							
Median price	\$1,430,000	Pro	operty Type	Hou	se		Suburb	Highett
Period - From	28/02/2023	to	27/02/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



# buxton



**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)



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

 2/50 Matthieson St HIGHETT 3190 (REI)
 Agent Comments

 3
 2
 4

 1
 1

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.

#### Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680





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