

# 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

20a Desmond Avenue, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,455,000

Property Type House

Suburb Highett

Period - From 01/04/2023

to 31/03/2024

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	2c Grandview Gr MOORABBIN 3189	\$1,805,000	02/05/2024
2	1a James Av HIGHETT 3190	\$1,780,000	02/03/2024
3	9a Fuge St HIGHETT 3190	\$1,780,000	23/02/2024

**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:

06/05/2024 16:39



4 2 2

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 340 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending March 2024: \$1,455,000

## Comparable Properties



**2c Grandview Gr MOORABBIN 3189 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,805,000  
**Method:** Sold Before Auction  
**Date:** 02/05/2024  
**Property Type:** Townhouse (Single)



**1a James Av HIGHETT 3190 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,780,000  
**Method:** Sold Before Auction  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)



**9a Fuge St HIGHETT 3190 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,780,000  
**Method:** Private Sale  
**Date:** 23/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 321 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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