

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

21 Henry Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,600,000 & \$1,690,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Highett

Period - From 01/04/2023 to 30/06/2023 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 | 3a Princess Av HIGHETT 3190 | \$1,670,000 | 21/06/2023 |
| 2 | 3A Exley Rd HAMPTON EAST 3188 | \$1,650,000 | 15/06/2023 |
| 3 | 21A Keith St HAMPTON EAST 3188 | \$1,630,000 | 15/07/2023 |

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:

24/08/2023 09:37



 3
  2
  2

Rooms: 9

Property Type: House (Res)

Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,690,000

Median House Price

June quarter 2023: \$1,500,000

Comparable Properties



3a Princess Av HIGHETT 3190 (REI)

Agent Comments

 4
  3
  2

Price: \$1,670,000

Method: Private Sale

Date: 21/06/2023

Property Type: Townhouse (Res)

3A Exley Rd HAMPTON EAST 3188 (VG)

Agent Comments

 3
  -
  -

Price: \$1,650,000

Method: Sale

Date: 15/06/2023

Property Type: House - Attached House N.E.C.

Land Size: 305 sqm approx



21A Keith St HAMPTON EAST 3188 (REI)

Agent Comments

 4
  3
  2

Price: \$1,630,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Townhouse (Res)

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