

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

22a Lansell Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	21A Keith St HAMPTON EAST 3188	\$1,630,000	15/07/2023
2	236 Highett Rd HIGHETT 3190	\$1,575,000	01/04/2023
3	28a Roydon St HAMPTON EAST 3188	\$1,510,000	04/07/2023

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: 10/08/2023 10:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2023: \$1,500,000

Comparable Properties



21A Keith St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,630,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Townhouse (Res)



236 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,575,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 251 sqm approx



28a Roydon St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,510,000
Method: Sold Before Auction
Date: 04/07/2023
Property Type: House (Res)

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