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	23 Mount View Road, Highett Vic 3190

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price	$1,395,000	Property Type	House	Suburb	Highett
Period - From	01/07/2023	to	30/09/2023	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	78 Rowans Rd HIGHETT 3190	$1,175,000	02/12/2023
2	9a Tennyson St HIGHETT 3190	$1,155,000	05/12/2023
3	18 Matthieson St HIGHETT 3190	$1,150,000	13/12/2023

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: 18/12/2023 11:35

CONSUMER AFFAIRS VICTORIA

23 Mount View Road, Highett Vic 3190

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Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2023: $1,395,000

Comparable Properties

78 Rowans Rd HIGHETT 3190 (REI)

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Price: $1,175,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments

9a Tennyson St HIGHETT 3190 (REI)

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

Agent Comments

18 Matthieson St HIGHETT 3190 (REI)

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Price: $1,150,000
Method: Private Sale
Date: 13/12/2023
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments

Account - Jellis Craig