Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24 Tweed Street, Highett Vic 3190

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,440,000	Pro	operty Type	Hou	ISE		Suburb	Highett
Period - From	28/02/2023	to	28/02/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7 Gilarth St HIGHETT 3190	\$1,970,000	28/02/2024
2	34 Wilson St HIGHETT 3190	\$1,960,000	24/02/2024
3	24 Evans Av HAMPTON EAST 3188	\$1,765,000	28/10/2023

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:

29/02/2024 13:39









Rooms: 10 Property Type: House (Res) Land Size: 667 sqm approx Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price 28/02/2023 - 28/02/2024: \$1,440,000

Comparable Properties



7 Gilarth St HIGHETT 3190 (REI)



Price: \$1,970,000 Method: Sold Before Auction Date: 28/02/2024 Property Type: House Land Size: 641 sqm approx

34 Wilson St HIGHETT 3190 (REI)

Agent Comments

Agent Comments



2 2 Price: \$1,960,000 Method: Auction Sale



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24 Evans Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,765,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 782 sqm approx

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





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