

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

25 Haynes Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Highett

Period - From 04/12/2022

to 03/12/2023

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	1 Fuge St HIGHETT 3190	\$1,701,000	25/11/2023
2	6 Albert St HIGHETT 3190	\$1,560,000	02/10/2023
3	9 Regworth Ct HIGHETT 3190	\$1,521,000	25/10/2023

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:

04/12/2023 17:35



3 2 2

Property Type: House (Res)
Land Size: 719 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 04/12/2022 - 03/12/2023: \$1,440,000

Comparable Properties



1 Fuge St HIGHETT 3190 (REI)

Agent Comments

3 1 1

Price: \$1,701,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 661 sqm approx



6 Albert St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,560,000
Method: Sold Before Auction
Date: 02/10/2023
Property Type: House (Res)

9 Regworth Ct HIGHETT 3190 (REI)

Agent Comments

3 2 1

Price: \$1,521,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 706 sqm approx

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