

# 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

28 Nicol Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,600,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Highett

Period - From 01/01/2023 to 31/12/2023 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	25 Haynes St HIGHETT 3190	\$1,600,000	14/12/2023
2			
3			

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.

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**Indicative Selling Price**

\$1,550,000 - \$1,600,000

**Median House Price**

Year ending December 2023: \$1,450,000



3 1 2

**Property Type:** House

**Land Size:** 597 sqm approx

**Agent Comments**

## Comparable Properties



**25 Haynes St HIGHETT 3190 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 14/12/2023

**Property Type:** House (Res)

**Land Size:** 719 sqm approx

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.

**Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840**