

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

2a Findon Court, Highett Vic 3190

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	17 Allen St HIGHETT 3190	\$1,340,000	24/06/2023
2	19 George St HIGHETT 3190	\$1,330,000	27/05/2023
3	2/35 Olympic Av CHELTENHAM 3192	\$1,180,000	10/06/2023

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:

02/08/2023 10:05



 3
  2
  2

Rooms: 6
Property Type: House
Land Size: 397 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 June quarter 2023: \$1,500,000

Comparable Properties



17 Allen St HIGHETT 3190 (REI)

Agent Comments

 2
  1
  2

Price: \$1,340,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)



19 George St HIGHETT 3190 (REI)

Agent Comments

 3
  2
  2

Price: \$1,330,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)



2/35 Olympic Av CHELTENHAM 3192 (REI)

Agent Comments

 3
  1
  2

Price: \$1,180,000
Method: Auction Sale
Date: 10/06/2023
Property Type: Unit
Land Size: 327 sqm approx

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