# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,500,000	Pro	roperty Type House		se		Suburb	Highett
Period - From	01/04/2023	to	30/06/2023		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	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









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)



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

Agent Comments



19 George St HIGHETT 3190 (REI)



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

1



2/35 Olympic Av CHELTENHAM 3192 (REI)

**2** 

Agent Comments



3

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





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