## 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 3/17 Beaumaris Parade, Highett Vic 3190

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$650,000		&		\$700,000				
Median sale price									
Median price	\$840,000	Pro	operty Type	Unit			Suburb	Highett	
Period - From	01/07/2023	to	30/09/2023		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	1/17 Beaumaris Pde HIGHETT 3190	\$700,000	15/09/2023
2	5/65 Tibrockney St HIGHETT 3190	\$690,000	21/10/2023
3	4/17 Beaumaris Pde HIGHETT 3190	\$665,000	29/07/2023

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:

12/12/2023 15:12









Rooms: 4 Property Type: Villa Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Unit Price September quarter 2023: \$840,000

# **Comparable Properties**

1/17 Beaumaris Pde HIGHETT 3190 (REI)212Price: \$700,000Method: Private SaleDate: 15/09/2023Property Type: Unit	Agent Comments
5/65 Tibrockney St HIGHETT 3190 (REI) 2 1 2 2 Price: \$690,000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit	Agent Comments
4/17 Beaumaris Pde HIGHETT 3190 (REI) 2 1 2 2 Price: \$665,000 Method: Private Sale Date: 29/07/2023 Property Type: Unit	Agent Comments

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



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