

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

3/26 Avoca Street, Highett Vic 3190

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$828,500 Property Type Unit Suburb Highett

Period - From 01/10/2023 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	8/50 Fewster Rd HAMPTON 3188	\$879,000	27/11/2023
2	2/22 Exley Rd HAMPTON EAST 3188	\$868,000	16/10/2023
3	3/35 Henry St HIGHETT 3190	\$850,000	10/02/2024

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:

28/02/2024 14:40

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Indicative Selling Price

\$860,000 - \$920,000

Median Unit Price

December quarter 2023: \$828,500



2/3 2 2

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/50 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$879,000

Method: Private Sale

Date: 27/11/2023

Property Type: Unit

Land Size: 220 sqm approx



2/22 Exley Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$868,000

Method: Private Sale

Date: 16/10/2023

Property Type: Unit



3/35 Henry St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Unit

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