

# 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 35 Middleton 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,445,000 Property Type House Suburb Highett

Period - From 22/05/2023 to 21/05/2024 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	30 Beaumaris Pde HIGHETT 3190	\$1,455,000	18/05/2024
2	403 Highett Rd HIGHETT 3190	\$1,435,000	06/04/2024
3	23 Clyde St HIGHETT 3190	\$1,400,000	27/02/2024

**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: 22/05/2024 15:10



**Property Type:** House (Res)

**Land Size:** 627 sqm approx

**Agent Comments**

## Comparable Properties



**30 Beaumaris Pde HIGHETT 3190 (REI)**

**Agent Comments**



**Price:** \$1,455,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 694 sqm approx



**403 Highett Rd HIGHETT 3190 (REI)**

**Agent Comments**



**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 638 sqm approx



**23 Clyde St HIGHETT 3190 (REI/VG)**

**Agent Comments**



**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** House (Res)

**Land Size:** 626 sqm approx