# 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<br>Including suburb and postcode | 4/23 Rose Street, Highett Vic 3190 |

**Indicative selling price**

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

Range between | $650,000 | & | $700,000

**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 | 3/35 Jean St CHELTENHAM 3192 | $715,000 | 02/03/2024 |
| 2 | 5/65 Tibrockney St HIGHETT 3190 | $690,000 | 21/10/2023 |
| 3 | 2/22 Avoca St HIGHETT 3190 | $645,000 | 30/11/2023 |

**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: | 10/04/2024 10:46

CONSUMER AFFAIRS VICTORIA

# 4/23 Rose Street, Highett Vic 3190

🛏 **2**   🛁 **1**   🚗 **1**

**Rooms:** 2
**Property Type:** Townhouse (Single)

Agent Comments

No Owners Corporation fees

**Indicative Selling Price**
$650,000 - $700,000
**Median Unit Price**
December quarter 2023: $828,500

# Comparable Properties



**3/35 Jean St CHELTENHAM 3192 (REI)**

🛏 **2**   🛁 **1**   🚗 **2**

**Price:** $715,000
**Method:** Auction Sale
**Date:** 02/03/2024
**Property Type:** Villa

Agent Comments



**5/65 Tibrockney St HIGHETT 3190 (REI/VG)**

🛏 **2**   🛁 **1**   🚗 **2**

**Price:** $690,000
**Method:** Auction Sale
**Date:** 21/10/2023
**Property Type:** Unit

Agent Comments



**2/22 Avoca St HIGHETT 3190 (REI/VG)**

🛏 **2**   🛁 **1**   🚗 **1**

**Price:** $645,000
**Method:** Private Sale
**Date:** 30/11/2023
**Property Type:** Unit
**Land Size:** 204 sqm approx

Agent Comments

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