

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

48 Lawson Parade, Highett Vic 3190

Indicative selling price

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

Range between \$2,100,000 & \$2,290,000

Median sale price

Median price \$1,455,000 Property Type House 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 | 5 Lonsdale Av HAMPTON EAST 3188 | \$2,450,000 | 24/10/2023 |
| 2 | 43 Dalmont St HIGHETT 3190 | \$2,380,000 | 01/09/2023 |
| 3 | 13 Marshall Av HIGHETT 3190 | \$2,321,000 | 10/01/2024 |

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 10:33



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Rooms: 10
Property Type: House (Previously Occupied - Detached)
Land Size: 600 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,290,000
Median House Price
 December quarter 2023: \$1,455,000

Comparable Properties



5 Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$2,450,000
Method: Private Sale
Date: 24/10/2023
Property Type: House
Land Size: 96 sqm approx



43 Dalmont St HIGHETT 3190 (REI/VG)

Agent Comments

5 3 2

Price: \$2,380,000
Method: Private Sale
Date: 01/09/2023
Property Type: House (Res)
Land Size: 604 sqm approx



13 Marshall Av HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$2,321,000
Method: Private Sale
Date: 10/01/2024
Property Type: House
Land Size: 587 sqm approx

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