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	

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	Pro	perty 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

Add	dress 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 comparableproperties 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







Rooms: 10

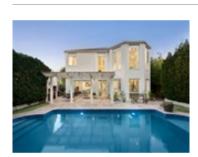
Property Type: House (Previously

Occupied - Detached) Land Size: 600 sqm approx

Agent Comments

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

Comparable Properties



5 Lonsdale Av HAMPTON EAST 3188 (REI)

• 3

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)

-- 5

Price: \$2,380,000

Method: Private Sale Date: 01/09/2023 Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Agent Comments



13 Marshall Av HIGHETT 3190 (REI)

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

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



