

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

50 Wilson Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Highett

Period - From 01/04/2023 to 31/03/2024 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	2/26 Besant St HAMPTON EAST 3188	\$1,165,000	27/04/2024
2	6 Sybil St HAMPTON EAST 3188	\$1,150,000	22/01/2024
3	8 Albert St HIGHETT 3190	\$1,130,000	18/05/2024

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:

18/06/2024 12:50



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 279 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending March 2024: \$1,455,000

Comparable Properties

2/26 Besant St HAMPTON EAST 3188 (REI) [Agent Comments](#)

3 2 2

Price: \$1,165,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)



6 Sybil St HAMPTON EAST 3188 (REI/VG) [Agent Comments](#)

3 2 1

Price: \$1,150,000
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 278 sqm approx



8 Albert St HIGHETT 3190 (REI) [Agent Comments](#)

3 1 1

Price: \$1,130,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

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