

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

5b Clyde Street, Highett Vic 3190

Indicative selling price

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

Single price \$1,729,000

Median sale price

Median price \$1,219,000

Property Type Townhouse

Suburb Highett

Period - From 24/05/2023

to 23/05/2024

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	5a Clyde St HIGHETT 3190	\$1,720,000	27/03/2024
2	9 Oaklands Ct HIGHETT 3190	\$1,712,000	23/03/2024
3	40a Miller St HIGHETT 3190	\$1,695,000	11/12/2023

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:

24/05/2024 13:44



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,729,000

Median Townhouse Price

24/05/2023 - 23/05/2024: \$1,219,000

Comparable Properties



5a Clyde St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,720,000

Method: Private Sale

Date: 27/03/2024

Property Type: Townhouse (Single)

Land Size: 322 sqm approx



9 Oaklands Ct HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,712,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)



40a Miller St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 1

Price: \$1,695,000

Method: Sold Before Auction

Date: 11/12/2023

Property Type: Townhouse (Single)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372