

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

6 Albert Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Highett

Period - From 01/07/2022 to 30/06/2023 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	11 Clyde St HIGHETT 3190	\$1,500,000	20/05/2023
2	44 Rose St HIGHETT 3190	\$1,500,000	06/05/2023
3	30 Tweed St HIGHETT 3190	\$1,430,000	09/09/2023

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:

13/09/2023 15:57



4 2 2

Property Type: House
Land Size: 694 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending June 2023: \$1,400,000

Comparable Properties



11 Clyde St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 647 sqm approx

44 Rose St HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,500,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 711 sqm approx



30 Tweed St HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,430,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 622 sqm approx

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