

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

7/32 Lawson Parade, Highett Vic 3190

Indicative selling price

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

Range between \$510,000 & \$550,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Highett

Period - From 29/06/2022 to 28/06/2023 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	5/48 Tibrockney St HIGHETT 3190	\$600,000	13/01/2023
2	2/23 Rose St HIGHETT 3190	\$595,000	29/05/2023
3	2/522 Bluff Rd HAMPTON 3188	\$553,000	17/04/2023

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:

29/06/2023 15:54

Amanda Thomson

03 9598 1111

0418 266 326

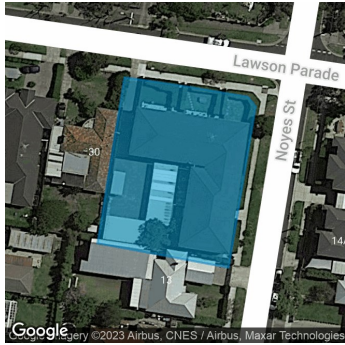
AThompson@hodges.com.au

Indicative Selling Price

\$510,000 - \$550,000

Median Unit Price

29/06/2022 - 28/06/2023: \$600,000

**Rooms:** 1**Property Type:** Strata Unit/Flat**Agent Comments**

1st Floor North facing apartment with north facing balcony, stone kitchen and renovated bathroom in older style low rise group on the edge of Sandringham. Single car space.

Comparable Properties

**5/48 Tibrockney St HIGHETT 3190 (REI/VG)****Agent Comments****Price:** \$600,000**Method:** Private Sale**Date:** 13/01/2023**Property Type:** Unit**2/23 Rose St HIGHETT 3190 (REI/VG)****Agent Comments****Price:** \$595,000**Method:** Private Sale**Date:** 29/05/2023**Property Type:** Unit**2/522 Bluff Rd HAMPTON 3188 (REI/VG)****Agent Comments****Price:** \$553,000**Method:** Private Sale**Date:** 17/04/2023**Property Type:** Apartment

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