### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

7, 8/19-25 Donald Street, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	n \$1,299,000		&		\$1,325,000				
Median sale p	rice								
Median price	\$1,388,888	Pro	operty Type	Hou	ise		Suburb	Highett	
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale	
1	21a Highbury Av HAMPTON EAST 3188	\$1,345,000	24/05/2024	
2	2b Rowans Rd HIGHETT 3190	\$1,330,000	10/04/2024	
3	2/1 North Ct HIGHETT 3190	\$1,300,000	17/02/2024	

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

17/06/2024 16:27



# buxton



**Property Type:** Agent Comments

**Indicative Selling Price** \$1,299,000 - \$1,325,000 **Median House Price** March guarter 2024: \$1,388,888

## **Comparable Properties**







Price: \$1,300,000 Method: Auction Sale Date: 17/02/2024 Property Type: Townhouse (Res) Land Size: 288 sqm approx

#### Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234





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