

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

7b Peterson Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Highett

Period - From 01/01/2023 to 31/12/2023 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	62b Tibrockney St HIGHETT 3190	\$1,650,000	18/10/2023
2	11a Jackson Rd HIGHETT 3190	\$1,550,000	24/09/2023
3	22a Lansell Av HIGHETT 3190	\$1,455,000	15/12/2023

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:

06/02/2024 17:12



 3
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  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending December 2023: \$1,450,000

Comparable Properties



62b Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: Townhouse (Res)

Land Size: 336 sqm approx



11a Jackson Rd HIGHETT 3190 (REI/VG)

Agent Comments

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  3
  2

Price: \$1,550,000

Method: Private Sale

Date: 24/09/2023

Property Type: Townhouse (Single)

Land Size: 294 sqm approx



22a Lansell Av HIGHETT 3190 (REI)

Agent Comments

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  2
  2

Price: \$1,455,000

Method: Private Sale

Date: 15/12/2023

Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999