

# 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

8 Albert Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$970,000 & \$1,050,000

### Median sale price

Median price \$1,455,000 Property Type House Suburb Highett

Period - From 01/04/2023 to 31/03/2024 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	19A Marshall Av HIGHETT 3190	\$1,000,000	15/03/2024
2	1/10 Spring Rd HIGHETT 3190	\$1,000,000	11/11/2023
3	2/3 Miller St HIGHETT 3190	\$980,000	27/03/2024

**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:

24/04/2024 11:33



**Property Type:** House (Res)

**Land Size:** 362 sqm approx

Agent Comments

## Comparable Properties



**19A Marshall Av HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 15/03/2024

**Property Type:** House (Res)

**Land Size:** 352 sqm approx



**1/10 Spring Rd HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)



**2/3 Miller St HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$980,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** Townhouse (Single)

**Land Size:** 347.94 sqm approx