

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 Herbert Street, Highett Vic 3190

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$1,280,000

Property Type

House

Suburb

Highett

Period - From

01/10/2019

to

31/12/2019

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	94 Middleton St HIGHETT 3190	\$1,435,000	16/10/2019
2	19 Flowerdale Rd HAMPTON EAST 3188	\$1,431,000	22/02/2020
3	36 Donald St HIGHETT 3190	\$1,425,000	14/03/2020

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:

21/03/2020 15:04



2 1 3

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000

Median House Price

December quarter 2019: \$1,280,000

Comparable Properties



94 Middleton St HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,435,000

Method: Sale

Date: 16/10/2019

Property Type: House (Res)

Land Size: 604 sqm approx



19 Flowerdale Rd HAMPTON EAST 3188 (REI) Agent Comments

3 1 2

Price: \$1,431,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 598 sqm approx



36 Donald St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,425,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 618 sqm approx