

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	51 Wilson Street, Highett Vic 3190
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,372,500"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Highett"/>
Period - From	<input type="text" value="01/10/2017"/>	to	<input type="text" value="30/09/2018"/>	Source	<input type="text" value="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	16 Marshall Av HIGHETT 3190	\$1,875,000	18/09/2018
2	10 Wilson St HIGHETT 3190	\$1,750,000	12/05/2018
3	31 Royalty Av HIGHETT 3190	\$1,630,000	10/08/2018

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.~~



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Rooms:

Property Type: House (Res)

Land Size: 452 sqm approx

Agent Comments

Comparable Properties



16 Marshall Av HIGHETT 3190 (REI)

Agent Comments

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  3

Price: \$1,875,000

Method: Private Sale

Date: 18/09/2018

Rooms: -

Property Type: House

Land Size: 604 sqm approx



10 Wilson St HIGHETT 3190 (REI)

Agent Comments

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  2

Price: \$1,750,000

Method: Sold Before Auction

Date: 12/05/2018

Rooms: 8

Property Type: House (Res)



31 Royalty Av HIGHETT 3190 (REI)

Agent Comments

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  2
  2

Price: \$1,630,000

Method: Sold Before Auction

Date: 10/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx