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<br>Including suburb and postcode | 40A Turner Road, Highett Vic 3190 |

## Indicative selling price

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

Range between $1,345,000 & $1,395,000

## Median sale price

Median price $1,350,000 Property Type House Suburb Highett

Period - From 01/10/2022 to 31/12/2022 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 | 20B Fiddes St MOORABBIN 3189 | $1,392,500 | 09/11/2022 |
| 2 | 86a Bulli St MOORABBIN 3189 | $1,391,000 | 18/02/2023 |
| 3 | 1/34-36 Tennyson St HIGHETT 3190 | $1,325,000 | 11/02/2023 |

**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: 06/03/2023 17:14

# 40A Turner Road, Highett Vic 3190



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**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,345,000 - $1,395,000
**Median House Price**
December quarter 2022: $1,350,000

## Comparable Properties



**20B Fiddes St MOORABBIN 3189 (REI/VG)**

4 3 2

Agent Comments

**Price:** $1,392,500
**Method:** Sold Before Auction
**Date:** 09/11/2022
**Property Type:** Townhouse (Res)
**Land Size:** 307 sqm approx




**86a Bulli St MOORABBIN 3189 (REI)**

4 3 2

Agent Comments

**Price:** $1,391,000
**Method:** Auction Sale
**Date:** 18/02/2023
**Property Type:** Townhouse (Res)
**Land Size:** 320 sqm approx



**1/34-36 Tennyson St HIGHETT 3190 (REI)**

3 2 2

Agent Comments

**Price:** $1,325,000
**Method:** Auction Sale
**Date:** 11/02/2023
**Property Type:** Townhouse (Res)

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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