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	31b Tweed Street, Highett Vic 3190

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,400,000 Property Type House Suburb Highett

Period - From 01/04/2022 to 31/03/2023 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	19 George St HIGHETT 3190	$1,333,000	25/05/2023
2	2/2 Dudley Av HAMPTON EAST 3188	$1,306,000	25/02/2023
3	1a Sunlit Ct HAMPTON EAST 3188	$1,285,000	25/03/2023

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: 05/07/2023 16:35

31b Tweed Street, Highett Vic 3190



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending March 2023: $1,400,000

Comparable Properties



19 George St HIGHETT 3190 (REI)

3 2 2

Price: $1,333,000
Method: Sold Before Auction
Date: 25/05/2023
Property Type: Townhouse (Single)

Agent Comments



2/2 Dudley Av HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,306,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 320 sqm approx

Agent Comments



1a Sunlit Ct HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,285,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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