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	11b Panorama Avenue, Highett Vic 3190

Indicative selling price

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

Range between $810,000 & $850,000

Median sale price

Median price $707,500 Property Type Unit Suburb Highett

Period - From 12/03/2020 to 11/03/2021 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	17a Leith Cr HAMPTON EAST 3188	$845,000	13/10/2020
2	2/3 Centre Ct HIGHETT 3190	$841,500	10/02/2021
3	138a Wickham Rd HAMPTON EAST 3188	$834,500	31/10/2020

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: 12/03/2021 10:23

2 1 1

Property Type: Unit
Land Size: 248 sqm approx

Agent Comments

Indicative Selling Price
$810,000 - $850,000
Median Unit Price
12/03/2020 - 11/03/2021: $707,500

Comparable Properties



17a Leith Cr HAMPTON EAST 3188 (VG)

2 - -

Price: $845,000
Method: Sale
Date: 13/10/2020
Property Type: Flat/Unit/Apartment (Res)
Land Size: 334 sqm approx

Agent Comments



2/3 Centre Ct HIGHETT 3190 (REI)

2 1 1

Price: $841,500
Method: Sold Before Auction
Date: 10/02/2021
Property Type: Unit
Land Size: 211 sqm approx

Agent Comments



138a Wickham Rd HAMPTON EAST 3188 (REI/VG)

2 1 1

Price: $834,500
Method: Auction Sale
Date: 31/10/2020
Property Type: Townhouse (Res)
Land Size: 212 sqm approx

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.