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	13b Barnet Street, Highett Vic 3190

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,455,000 Property Type House Suburb Highett

Period - From 01/04/2024 to 30/06/2024 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	9b Barnet St HIGHETT 3190	$1,950,000	16/02/2024
2	7a Dorothea St HIGHETT 3190	$1,890,000	12/04/2024
3	109B Spring Rd HAMPTON EAST 3188	$1,810,000	18/05/2024

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: 15/07/2024 17:03

HODGES



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Property Type:
Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
June quarter 2024: $1,455,000

Comparable Properties



9b Barnet St HIGHETT 3190 (REI/VG)

4 3 2

Agent Comments

Price: $1,950,000
Method: Private Sale
Date: 16/02/2024
Property Type: Townhouse (Single)
Land Size: 353 sqm approx



7a Dorothea St HIGHETT 3190 (REI)

4 3 2

Agent Comments

Price: $1,890,000
Method: Private Sale
Date: 12/04/2024
Property Type: Townhouse (Res)
Land Size: 386 sqm approx



109B Spring Rd HAMPTON EAST 3188 (REI)

4 3 2

Agent Comments

Price: $1,810,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)
Land Size: 329 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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