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	40a Highland Avenue, Highett Vic 3190

Indicative selling price

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

Range between $1,600,000 & $1,725,000

Median sale price

Median price $1,227,000 Property Type Townhouse Suburb Highett

Period - From 14/06/2023 to 13/06/2024 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	14b Davie Av CHELTENHAM 3192	$1,775,000	27/03/2024
2	9 Oaklands Ct HIGHETT 3190	$1,712,000	23/03/2024
3	11 Austin Rd HAMPTON 3188	$1,700,000	17/04/2024

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: 14/06/2024 13:48