

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 28 Railway Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,360,000 & \$1,490,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Highett
Period - From 01/04/2021 to 30/06/2021 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.

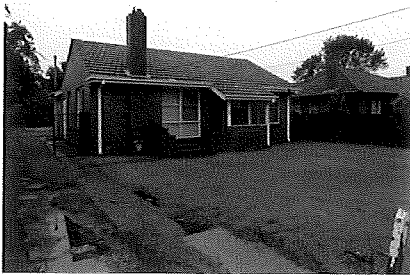
	Address of comparable property	Price	Date of sale
1	13 Henry St HIGHETT 3190	\$1,485,000	25/06/2021
2	44 Wickham Rd HAMPTON EAST 3188	\$1,391,000	03/07/2021
3	3 Henrietta St HAMPTON EAST 3188	\$1,225,000	03/07/2021

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: 11/08/2021 16:58

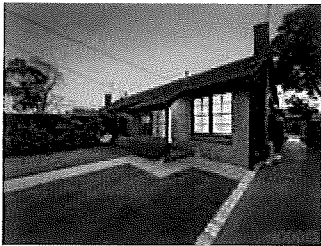
28 Railway Parade, Highett Vic 3190



Property Type:
Agent Comments

Indicative Selling Price
\$1,360,000 - \$1,490,000
Median House Price
June quarter 2021: \$1,650,000

Comparable Properties

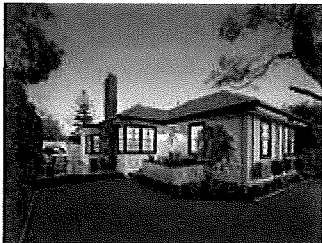


13 Henry St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,485,000
Method: Private Sale
Date: 25/06/2021
Property Type: House



44 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,391,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)



3 Henrietta St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 533 sqm approx

Account - David Marshall Property | P: 03 95531551



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