

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

5/64 RAILWAY PARADE HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Highett

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

206/1056 NEPEAN HIGHWAY HIGHETT VIC 3190	\$580,000	11-Jun-24
243/75 GRAHAM ROAD HIGHETT VIC 3190	\$565,000	13-May-24
306/1148 NEPEAN HIGHWAY HIGHETT VIC 3190	\$609,000	02-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 04 September 2024



**206/1056 NEPEAN HIGHWAY
HIGHETT VIC 3190**

 2  2  1

Sold Price

\$580,000

Sold Date

11-Jun-24

Distance

0.27km



**243/75 GRAHAM ROAD HIGHETT
VIC 3190**

 2  2  1

Sold Price

\$565,000

Sold Date

13-May-24

Distance

0.45km



**306/1148 NEPEAN HIGHWAY
HIGHETT VIC 3190**

 2  2  -

Sold Price

\$609,000

Sold Date

02-Apr-24

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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