

## 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

107/284 Highett Road, Highett Vic 3190

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$520,000

**Median sale price\***

Median price

House

Unit

Suburb

Highett

Period - From

to

Source

**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	221/284-286 Highett Rd HIGHETT 3190	\$521,000	11/12/2018
2	409/6 Station St MOORABBIN 3189	\$520,000	23/10/2018
3	102/286 Highett Rd HIGHETT 3190	\$520,000	15/10/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$520,000

**No median price available**

## Comparable Properties

**221/284-286 Highett Rd HIGHETT 3190 (REI/VG)**

Agent Comments

**Price:** \$521,000**Method:** Private Sale**Date:** 11/12/2018**Rooms:** -**Property Type:** Apartment**409/6 Station St MOORABBIN 3189 (REI/VG)**

Agent Comments

**Price:** \$520,000**Method:** Sold Before Auction**Date:** 23/10/2018**Rooms:** -**Property Type:** Apartment**102/286 Highett Rd HIGHETT 3190 (VG)**

Agent Comments

**Price:** \$520,000**Method:** Sale**Date:** 15/10/2018**Rooms:** -**Property Type:** Apartment