

# 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

151/75 Graham 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)

Range between \$590,000

&

\$630,000

### Median sale price

Median price \$827,500

Property Type Unit

Suburb Highett

Period - From 01/07/2020

to 30/09/2020

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	150/75 Graham Rd, Highett, Vic 3190, Australia	\$600,000	10/10/2020
2	1/276 Highett Rd HIGHETT 3190	\$620,000	31/10/2020
3	108/3 Remington Dr HIGHETT 3190	\$590,000	22/07/2020

**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:

16/11/2020 14:36

151/75 Graham Road, Highett Vic 3190

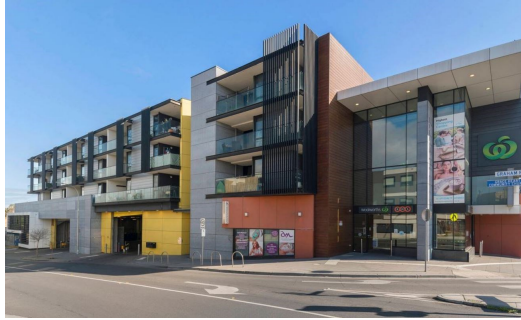
Ryan Castles  
03 9521 9800  
0499 003 879  
ryan.castles@belleproperty.com

**Indicative Selling Price**

\$590,000 - \$630,000

**Median Unit Price**

September quarter 2020: \$827,500



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**150/75 Graham Rd, Highett, Vic 3190, Australia** Agent Comments  
(REI)



**Price:** \$600,000

**Method:**

**Date:** 10/10/2020

**Property Type:** Apartment



**1/276 Highett Rd HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 31/10/2020

**Property Type:** Apartment



**108/3 Remington Dr HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 22/07/2020

**Property Type:** Apartment

**Account** - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840