

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

1/56 MATTHIESON STREET 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Highett

Period-from

01 Jun 2021

to

31 May 2022

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

33A MOUNT VIEW ROAD HIGHETT VIC 3190	\$1,305,000	10-Oct-21
2/2B MAJOR STREET HIGHETT VIC 3190	\$1,310,000	15-Jan-22
2/17 MATTHIESON STREET HIGHETT VIC 3190	\$1,200,000	05-Mar-22

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.~~

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**33A MOUNT VIEW ROAD HIGHETT
VIC 3190**

4 3 1

Sold Price

\$1,305,000

Sold Date

10-Oct-21

Distance

-



**2/2B MAJOR STREET HIGHETT VIC
3190**

3 3 2

Sold Price

\$1,310,000

Sold Date

15-Jan-22

Distance

-



**2/17 MATTHIESON STREET
HIGHETT VIC 3190**

2 2 1

Sold Price

^{RS}**\$1,200,000**

Sold Date

05-Mar-22

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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