

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

2/278 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$689,500

Property Type Unit

Suburb Highett

Period - From 03/04/2021

to

02/04/2022

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	2/42 Graham Rd HIGHETT 3190	\$680,000	13/01/2022
2	3/522 Bluff Rd HAMPTON 3188	\$617,000	23/10/2021
3	4/278 Highett Rd HIGHETT 3190	\$593,000	08/12/2021

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:

03/04/2022 13:00



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

03/04/2021 - 02/04/2022: \$689,500

Supremely positioned to take advantage of everything that vibrant Highett has to offer, this timeless 2-bedroom apartment presents the ultimate opportunity for a first home buyer or astute investor.

Comparable Properties



2/42 Graham Rd HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Sold Before Auction

Date: 13/01/2022

Property Type: Unit



3/522 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$617,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Unit



4/278 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$593,000

Method: Sold Before Auction

Date: 08/12/2021

Property Type: Unit