

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

229/286 Highett Road, Highett Vic 3190

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$815,000

House

Unit

X

Suburb

Highett

Period - From

01/10/2017

to

31/12/2017

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	\$604,000	02/09/2017
2	109/1 Major St HIGHETT 3190	\$582,500	10/08/2017
3	105/286 Highett Rd HIGHETT 3190	\$575,000	22/01/2018

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.



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$595,000
Median Unit Price
December quarter 2017: \$815,000

Comparable Properties



2/42 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments

 2  1  1

Price: \$604,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: Apartment



109/1 Major St HIGHETT 3190 (REI/VG)

Agent Comments

 2  2  1

Price: \$582,500
Method: Private Sale
Date: 10/08/2017
Rooms: 3
Property Type: Apartment



105/286 Highett Rd HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$575,000
Method: Private Sale
Date: 22/01/2018
Rooms: -
Property Type: Apartment