

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

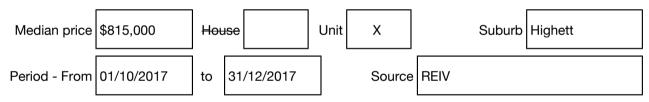
229/286 Highett Road, Highett Vic 3190

Indicative selling price

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

Single price \$595,000

Median sale price



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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



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

Agent Comments



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

Property Type: Apartment

2

105/286 Highett Rd HIGHETT 3190 (REI)

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

2



Agent Comments

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

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