

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

103/64-66 Railway Parade, Highett Vic 3190

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Highett

Period - From 21/03/2021 to 20/03/2022 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	508/220 Bay Rd SANDRINGHAM 3191	\$550,000	15/11/2021
2	230/284-286 Highett Rd HIGHETT 3190	\$540,000	06/10/2021
3	203/3 Oaklands Ct HIGHETT 3190	\$510,000	02/12/2021

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:

21/03/2022 12:59



Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
21/03/2021 - 20/03/2022: \$690,000

Comparable Properties



508/220 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

 2  1  1

Price: \$550,000
Method: Private Sale
Date: 15/11/2021
Property Type: Apartment



230/284-286 Highett Rd HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$540,000
Method: Private Sale
Date: 06/10/2021
Property Type: Apartment



203/3 Oaklands Ct HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$510,000
Method: Private Sale
Date: 02/12/2021
Property Type: Apartment