

## 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

241/284-286 HIGHETT ROAD HIGHETT VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

Unit

Suburb

Highett

Period-from

01 Jul 2023

to

30 Jun 2024

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

107/286 HIGHETT ROAD HIGHETT VIC 3190	\$555,000	22-Mar-24
217/286 HIGHETT ROAD HIGHETT VIC 3190	\$525,000	04-Jun-24
243/75 GRAHAM ROAD HIGHETT VIC 3190	\$565,000	13-May-24

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.

This Statement of Information was prepared on: 08 July 2024



**107/286 HIGHETT ROAD HIGHETT  
 VIC 3190**

Sold Price **\$555,000** Sold Date **22-Mar-24**

 2  2  1

Distance **0km**



**217/286 HIGHETT ROAD HIGHETT  
 VIC 3190**

Sold Price <sup>RS</sup> **\$525,000** <sup>UN</sup> Sold Date **04-Jun-24**

 2  2  1

Distance **0km**



**243/75 GRAHAM ROAD HIGHETT  
 VIC 3190**

Sold Price **\$565,000** Sold Date **13-May-24**

 2  2  1

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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