

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

1/136 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Highett

Period - From 01/10/2022

to 31/12/2022

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	1/22 Worthing Rd HIGHETT 3190	\$865,000	09/11/2022
2	3/13 Kelly Av HAMPTON EAST 3188	\$859,000	04/04/2023
3	13/13 Kelly Av HAMPTON EAST 3188	\$795,000	26/11/2022

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:

11/04/2023 12:44

1/136 Highett Road, Highett Vic 3190



3 1 2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2022: \$840,000

Comparable Properties

1/22 Worthing Rd HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$865,000
Method: Sale
Date: 09/11/2022
Property Type: Flat/Unit/Apartment (Res)



3/13 Kelly Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 2

Price: \$859,000
Method: Sold Before Auction
Date: 04/04/2023
Property Type: Unit
Land Size: 241 sqm approx

13/13 Kelly Av HAMPTON EAST 3188 (VG)

Agent Comments

3 - -

Price: \$795,000
Method: Sale
Date: 26/11/2022
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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