

## 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 33/15-19 Graham 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)

Range between \$640,000 & \$704,000

#### 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	1/6 Thistle Gr HIGHETT 3190	\$700,000	15/02/2018
2	2/4 Turner Rd HIGHETT 3190	\$680,500	26/08/2017
3	13/1a Jean St CHELTENHAM 3192	\$650,000	15/11/2017

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.



3   2   1

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$640,000 - \$704,000

**Median Unit Price**

December quarter 2017: \$815,000

## Comparable Properties



**1/6 Thistle Gr HIGHETT 3190 (REI)**

Agent Comments

2   1   1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 15/02/2018

**Rooms:** -

**Property Type:** Unit



**2/4 Turner Rd HIGHETT 3190 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$680,500

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 158 sqm approx



**13/1a Jean St CHELTENHAM 3192 (VG)**

Agent Comments

3   -   -

**Price:** \$650,000

**Method:** Sale

**Date:** 15/11/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)