

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

16/487 Highett Road, Highett Vic 3190

Indicative selling price

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

Single price \$610,000

Median sale price

Median price \$645,000

House

Unit

X

Suburb Highett

Period - From 01/04/2018

to 30/06/2018

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	3/23 Jean St CHELTENHAM 3192	\$647,500	27/05/2018
2	206/64 Railway Pde HIGHETT 3190	\$635,000	18/05/2018
3	2.02/35 Tennyson St HIGHETT 3190	\$615,000	22/06/2018

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.

16/487 Highett Road, Highett Vic 3190

Chisholm&Gamon

Amanda Thomson

03 9589 3133

0418 266 326

athomson@chisholmgamon.com.au

Indicative Selling Price

\$610,000

Median Unit Price

June quarter 2018: \$645,000



2 2 1

Rooms:

Property Type: Apartment

Land Size: 100sqm appx sqm approx

Agent Comments

Comparable Properties



3/23 Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$647,500

Method: Private Sale

Date: 27/05/2018

Rooms: -

Property Type: Townhouse (Single)

206/64 Railway Pde HIGHETT 3190 (VG)

Agent Comments

2 - -

Price: \$635,000

Method: Sale

Date: 18/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2.02/35 Tennyson St HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$615,000

Method: Sold Before Auction

Date: 22/06/2018

Rooms: -

Property Type: Apartment