

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

12/15-17 Karen Street Highett VIC 3190

Indicative selling price

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

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2019

to

29 Feb 2020

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

207/323 Charman Road Cheltenham VIC 3192	\$400,000	19-Dec-19
103/1161 Nepean Highway Highett VIC 3190	\$400,000	14-Aug-19
6/323 Charman Road Cheltenham VIC 3192	\$468,200	24-Aug-19

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: 23 March 2020

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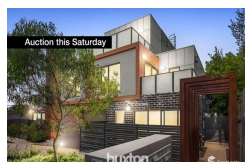


**207/323 Charman Road
Cheltenham VIC 3192**

 2  1  1

Sold Price **\$400,000** Sold Date **19-Dec-19**

Distance **0.8km**



**103/1161 Nepean Highway Highett
VIC 3190**

 2  1  1

Sold Price Sold Date **14-Aug-19**

Distance **0.81km**



**6/323 Charman Road Cheltenham
VIC 3192**

 2  1  1

Sold Price **\$468,200** Sold Date **24-Aug-19**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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