

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

3/49 Beaumaris Parade, Highett Vic 3190

Indicative selling price

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

Range between

\$470,000

&

\$500,000

Median sale price

Median price

\$842,500

Property Type

Unit

Suburb

Highett

Period - From

01/07/2021

to

30/09/2021

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		
2		
3		

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:

23/11/2021 11:37

3/49 Beaumaris Parade, Highett Vic 3190



Kosta Mesaritis
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Indicative Selling Price
\$470,000 - \$500,000
Median Unit Price
September quarter 2021: \$842,500



2 1 1

Property Type: Unit
Agent Comments

Spotless 2 bedroom security residence enjoying a delightful entry, north-facing living and dining, a classic kitchen with meals area (rear access), 2 comfortable bedrooms (BIRs), a big-and-bright bathroom/laundry, R/C air cond, intercom, security doors, new carpet, a neutral colour palette and parking. Walk to Highett Village shops and the train, minutes to the beach.

Comparable Properties

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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