

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 50/15 - 19 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$771,500 Property Type Unit Suburb Highett

Period - From 01/07/2023 to 30/06/2024 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	2a June St HIGHETT 3190	\$850,000	12/07/2024
2	3/13 Alfred St HIGHETT 3190	\$857,500	26/06/2024
3	5/38 Jean St CHELTENHAM 3192	\$841,000	23/03/2024

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: 20/08/2024 11:37



Rooms: 6
Property Type: Unit
Land Size: 376 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median Unit Price
 Year ending June 2024: \$771,500

Comparable Properties



2a June St HIGHETT 3190 (REI)

Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 12/07/2024
Property Type: House (Res)



3/13 Alfred St HIGHETT 3190 (REI)

Agent Comments



Price: \$857,500
Method: Private Sale
Date: 26/06/2024
Property Type: Unit



5/38 Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$841,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

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