Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 50/15 - 19 Graham Road, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$800,000		&		\$850,000					
Median sale price										
Median price	\$771,500	Pro	operty Type	Unit			Suburb	Highett		
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress 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



50/15 - 19 Graham Road, Highett Vic 3190







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) 3 1 1 1 Price: \$850,000 Method: Sold Before Auction Date: 12/07/2024 Property Type: House (Res)	Agent Comments
3/13 Alfred St HIGHETT 3190 (REI) 2 1 2 1 Price: \$857,500 Method: Private Sale Date: 26/06/2024 Property Type: Unit	Agent Comments
5/38 Jean St CHELTENHAM 3192 (REI/VG) 3 2 2 2 Price: \$841,000 Method: Auction Sale Date: 23/03/2024 Property Type: Townhouse (Res)	Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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