

# 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

1/252 Highett Road, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000

&

\$970,000

### Median sale price

Median price \$830,000

Property Type Unit

Suburb Highett

Period - From 01/10/2021

to

30/09/2022

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	2/5 Hibberd St HIGHETT 3190	\$960,000	27/09/2022
2	2/17 Silver St CHELTENHAM 3192	\$902,000	08/10/2022
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:

10/11/2022 10:23



2 1 2

**Rooms:** 5

**Property Type:** Townhouse  
(Single)

[Agent Comments](#)

**Indicative Selling Price**

\$890,000 - \$970,000

**Median Unit Price**

Year ending September 2022: \$830,000

## Comparable Properties



**2/5 Hibberd St HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 27/09/2022

**Property Type:** Unit



**2/17 Silver St CHELTENHAM 3192 (REI)**

[Agent Comments](#)

2 1 2

**Price:** \$902,000

**Method:** Auction Sale

**Date:** 08/10/2022

**Property Type:** Unit

**Land Size:** 163 sqm approx

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 9194 1200