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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$890,000		&		\$970,000			
Median sale p	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Highett
Period - From	01/10/2021	to	30/09/2022		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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



Price: \$960,000

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

Method: Sold Before Auction Date: 27/09/2022 Property Type: Unit

2/17 Silver St CHELTENHAM 3192 (REI)

Agent Comments

Agent Comments



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



Propertydata

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