

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

2/50 MATTHIESON STREET HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Highett

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

1/4 LINDEN AVENUE CHELTENHAM VIC 3192	\$925,000	08-Dec-23
1A MASON COURT HIGHETT VIC 3190	\$960,000	15-Aug-23
3/33 WORTHING ROAD HIGHETT VIC 3190	\$1,045,000	18-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 02 February 2024



1/4 LINDEN AVENUE CHELTENHAM VIC 3192 Sold Price **\$925,000** Sold Date **08-Dec-23**

 2  2  1

Distance **1.11km**



1A MASON COURT HIGHETT VIC 3190 Sold Price **\$960,000** Sold Date **15-Aug-23**

 2  1  2

Distance **0.86km**



3/33 WORTHING ROAD HIGHETT VIC 3190 Sold Price ^{RS} **\$1,045,000** Sold Date **18-Nov-23**

 3  2  1

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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