

# 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

31/68 Graham 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)

Single price

\$390,000

### Median sale price

Median price

\$849,000

Property Type

Unit

Suburb

Highett

Period - From

01/04/2021

to

31/03/2022

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 | 208B/1142 Nepean Hwy HIGHETT 3190 | \$418,000 | 04/11/2021   |
| 2 | 4/1 George St SANDRINGHAM 3191    | \$400,000 | 05/04/2022   |
| 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:

26/04/2022 09:43



2 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$390,000

**Median Unit Price**

Year ending March 2022: \$849,000

## Comparable Properties



**208B/1142 Nepean Hwy HIGHETT 3190 (REI)**

**Agent Comments**

2 1 1

**Price:** \$418,000

**Method:** Private Sale

**Date:** 04/11/2021

**Property Type:** Apartment



**4/1 George St SANDRINGHAM 3191 (REI)**

**Agent Comments**

2 1 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 05/04/2022

**Property Type:** Apartment

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 9593 4500 | F: 03 9557 7604