

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

3/13 ALFRED 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

\$865,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2023

to

30 Apr 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

2/3 ALFRED STREET HIGHETT VIC 3190	\$830,000	02-Mar-24
2/13 ALFRED STREET HIGHETT VIC 3190	\$1,021,000	26-Apr-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: 18 May 2024



2/3 ALFRED STREET HIGHETT VIC 3190

Sold Price

\$830,000

Sold Date

02-Mar-24

 3

 1

 1

Distance

0.12km



2/13 ALFRED STREET HIGHETT VIC 3190

Sold Price

\$1,021,000

Sold Date

26-Apr-23

 3

 2

 2

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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