# 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	125/75 Graham Road, Highett Vic 3190
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$600,000	&	\$630,000
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## Median sale price

Median price	\$830,000	Pro	perty Type	Jnit		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

Address of comparable property		Price	Date of sale
1	G09/1193 Nepean Hwy HIGHETT 3190	\$610,000	15/09/2022
2	300/220 Bay Rd SANDRINGHAM 3191	\$609,000	06/09/2022
3	1/28 Tulip Gr CHELTENHAM 3192	\$605,000	21/10/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/11/2022 14:31



### WHITEFOX

Michael Martin 9068 4850 0478 011 216 michaelm@whitefoxrealestate.com.au

**Indicative Selling Price** \$600,000 - \$630,000 **Median Unit Price** Year ending September 2022: \$830,000



Property Type: Apartment **Agent Comments** 

# Comparable Properties



G09/1193 Nepean Hwy HIGHETT 3190 (REI)





Price: \$610,000 Method: Private Sale Date: 15/09/2022

Property Type: Apartment

**Agent Comments** 

300/220 Bay Rd SANDRINGHAM 3191 (VG)

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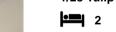


Price: \$609,000 Method: Sale Date: 06/09/2022

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments



1/28 Tulip Gr CHELTENHAM 3192 (REI)



Agent Comments

Price: \$605.000 Method: Private Sale Date: 21/10/2022 Property Type: Unit

Account - Whitefox Real Estate | P: 96459699



