

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

4/7 Alfred Street, Highett Vic 3190

Indicative selling price

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

Range between \$900,000

&

\$960,000

Median sale price

Median price \$842,500

Property Type Unit

Suburb Highett

Period - From 01/07/2021

to 30/09/2021

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	1/6 Peace St HIGHETT 3190	\$1,000,000	15/05/2021
2	13/15-19 Graham Rd HIGHETT 3190	\$955,000	23/06/2021
3	52/15-19 Graham Rd HIGHETT 3190	\$915,000	15/06/2021

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:

21/10/2021 12:40

4/7 Alfred Street, Highett Vic 3190

Ben Quigley
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0411 878 636
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3 1 2

Rooms: 5
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$900,000 - \$960,000
Median Unit Price
September quarter 2021: \$842,500

Comparable Properties



1/6 Peace St HIGHETT 3190 (REI/VG)

Agent Comments

3 1 1

Price: \$1,000,000
Method: Sold Before Auction
Date: 15/05/2021
Property Type: Townhouse (Res)



13/15-19 Graham Rd HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$955,000
Method: Sold Before Auction
Date: 23/06/2021
Property Type: Unit
Land Size: 447 sqm approx

52/15-19 Graham Rd HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$915,000
Method: Sold Before Auction
Date: 15/06/2021
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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