

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

305/2A MAJOR 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Highett

Period-from

01 Sep 2023

to

31 Aug 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

217/286 HIGHETT ROAD HIGHETT VIC 3190	\$525,000	21-May-24
102/1056 NEPEAN HIGHWAY HIGHETT VIC 3190	\$609,000	15-Jun-24
206/1056 NEPEAN HIGHWAY HIGHETT VIC 3190	\$580,000	11-Jun-24

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: 05 September 2024



**217/286 HIGHETT ROAD HIGHETT
VIC 3190**

2 2 1

Sold Price

\$525,000

Sold Date

21-May-24

Distance

0.15km



**102/1056 NEPEAN HIGHWAY
HIGHETT VIC 3190**

2 2 1

Sold Price

^{RS} **\$609,000**

Sold Date

15-Jun-24

Distance

0.39km



**206/1056 NEPEAN HIGHWAY
HIGHETT VIC 3190**

2 2 1

Sold Price

\$580,000

Sold Date

11-Jun-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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