

## 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

2/23 Dennis Street Highett VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Highett

Period-from

01 May 2020

to

30 Apr 2021

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

5/57 Chesterville Road Highett VIC 3190	\$870,000	31-Mar-21
4/60 Turner Road Highett VIC 3190	\$811,000	23-Apr-21
2/12 Argus Street Cheltenham VIC 3192	\$850,000	08-May-21

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: 19 May 2021

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**5/57 Chesterville Road Highett VIC 3190**

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**31-Mar-21**

 2  2  1

Distance

**0.22km**



**4/60 Turner Road Highett VIC 3190**

Sold Price

<sup>RS</sup> **\$811,000**

Sold Date

**23-Apr-21**

 3  2  2

Distance

**0.37km**



**2/12 Argus Street Cheltenham VIC 3192**

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**08-May-21**

 2  1  1

Distance

**0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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