

# 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

113/286 Highett Road, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$325,000

&

\$355,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Highett

Period - From 02/05/2022

to

01/05/2023

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	203/1142c Nepean Hwy HIGHETT 3190	\$360,000	14/11/2022
2	402/9 Chesterville Rd CHELTENHAM 3192	\$330,000	28/11/2022
3	309/218 Bay Rd SANDRINGHAM 3191	\$320,000	30/01/2023

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:

02/05/2023 17:52

113/286 Highett Road, Highett Vic 3190

Ryan Castles

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**Indicative Selling Price**

\$325,000 - \$355,000

**Median Unit Price**

02/05/2022 - 01/05/2023: \$605,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

203/1142c Nepean Hwy HIGHETT 3190 (VG)

Agent Comments

1 - -

**Price:** \$360,000

**Method:** Sale

**Date:** 14/11/2022

**Property Type:** Flat/Unit/Apartment (Res)



402/9 Chesterville Rd CHELTENHAM 3192 (REI)

Agent Comments

1 1 1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 28/11/2022

**Property Type:** Apartment



309/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

1 1 1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 30/01/2023

**Property Type:** Apartment

**Account** - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840