

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

11/29 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between \$340,000

&

\$370,000

Median sale price

Median price \$787,000

House

Unit

X

Suburb Highett

Period - From 01/01/2018

to

31/03/2018

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	8/1-3 Ranleigh Ct MOORABBIN 3189	\$407,000	14/04/2018
2	9/35 Tulip Gr CHELTENHAM 3192	\$380,000	24/03/2018
3	13/1255 Nepean Hwy CHELTENHAM 3192	\$375,000	14/01/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$340,000 - \$370,000
Median Unit Price
 March quarter 2018: \$787,000

Comparable Properties



8/1-3 Ranleigh Ct MOORABBIN 3189 (REI)



Agent Comments

far better condition, not as good a location

Price: \$407,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Unit



9/35 Tulip Gr CHELTENHAM 3192 (REI)



Agent Comments

better condition similar location

Price: \$380,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 3
Property Type: Apartment



13/1255 Nepean Hwy CHELTENHAM 3192 (VG)



Agent Comments

Price: \$375,000
Method: Sale
Date: 14/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)