

#### 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	11/29 Graham Road, Highett Vic 3190
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$340,000	&	\$370,000
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#### Median sale price

Median price	\$787,000	Hou	Ise	Unit	Х	Suburb	Highett
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

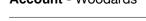
### Comparable property sales (\*Delete A or B below as applicable)

**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.

Add	dress 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.



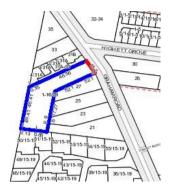






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**Indicative Selling Price** \$340,000 - \$370,000 **Median Unit Price** March quarter 2018: \$787,000

# Comparable Properties



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

**6** □ 1

**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)

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





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