

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

9/1-5 HIGHETT GROVE 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

\$650,000

&

\$715,000

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

5/1-5 HIGHETT GROVE HIGHETT VIC 3190	\$640,000	18-Jun-24
3/1100 NEPEAN HIGHWAY HIGHETT VIC 3190	\$720,000	23-Apr-24
104/5 MAUDE STREET CHELTENHAM VIC 3192	\$705,000	18-Mar-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.~~

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**5/1-5 HIGHTETT GROVE HIGHTETT
VIC 3190**

2 2 1

Sold Price

^{RS} **\$640,000** Sold Date **18-Jun-24**

Distance **0.03km**



**3/1100 NEPEAN HIGHWAY
HIGHTETT VIC 3190**

2 2 2

Sold Price

\$720,000 Sold Date **23-Apr-24**

Distance **0.48km**



**104/5 MAUDE STREET
CHELTENHAM VIC 3192**

2 2 1

Sold Price

\$705,000 Sold Date **18-Mar-24**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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