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	2/344 Highett 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 \$550,000 & \$595,000	Range between	\$550,000	&	\$595,000
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Median sale price

Median price	\$850,000	Pro	perty Type U	nit		Suburb	Highett
Period - From	01/01/2024	to	31/03/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	243/75 Graham Rd HIGHETT 3190	\$565,000	27/05/2024
2	102/555 Highett Rd HIGHETT 3190	\$565,000	22/04/2024
3	107/286 Highett Rd HIGHETT 3190	\$555,000	22/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2024 12:07





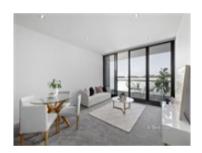




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 - \$595,000 **Median Unit Price** March guarter 2024: \$850,000

Comparable Properties



243/75 Graham Rd HIGHETT 3190 (REI)

Price: \$565,000 Method: Private Sale Date: 27/05/2024

Property Type: Apartment

Agent Comments



102/555 Highett Rd HIGHETT 3190 (REI)

Price: \$565,000 Method: Private Sale Date: 22/04/2024

Property Type: Apartment

Agent Comments



107/286 Highett Rd HIGHETT 3190 (REI/VG)

Price: \$555,000 Method: Private Sale Date: 22/03/2024

Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



