

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

8/15 Major Street, Highett Vic 3190

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$832,000 Property Type Unit Suburb Highett

Period - From 01/10/2021 to 31/12/2021 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	107/2a Major St HIGHETT 3190	\$628,000	13/11/2021
2	339/226 Bay Rd SANDRINGHAM 3191	\$620,000	15/12/2021
3	14/1 Major St HIGHETT 3190	\$600,000	16/01/2022

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:

30/03/2022 13:13

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
December quarter 2021: \$832,000

Comparable Properties



107/2a Major St HIGHETT 3190 (REI/VG)

Agent Comments

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Price: \$628,000
Method: Auction Sale
Date: 13/11/2021
Property Type: Apartment



339/226 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

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Price: \$620,000
Method: Sale
Date: 15/12/2021
Property Type: Flat/Unit/Apartment (Res)

14/1 Major St HIGHETT 3190 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 16/01/2022
Property Type: Flat/Unit/Apartment (Res)